

Title 16

BUILDINGS AND CONSTRUCTION

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Chapter 16.04

ADMINISTRATION

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Section 16.04.010 Purpose.

The purpose of Chapters 16.04 through 16.20 is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating the design, construction, quality of materials, use and occupancy, location and maintenance of buildings, equipment, structures and grading within the City; the electrical, plumbing, heating, comfort cooling and certain other equipment specifically regulated herein; and the moving of buildings within, into, from and through the City. (Ord. 3495 § 1 (part), 1968; prior code § 9.101)

Section 16.04.020 Scope.

The provisions of Chapters 16.04 through 16.20 shall apply to the construction, alteration, moving, demolition, repair and use of any buildings, equipment, or structure within the City, except public utility towers and poles, hydraulic flood control structures, and other structures owned and used by exempt governmental jurisdictions. Where in any specific case different sections of Chapters 16.04 through 16.20 specify different materials, methods of construction or installation, or other requirements, those providing the greater safety to life or

limb, property or public welfare shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. (Ord. 5552 § 2, 1987; Ord. 5259 § 1, 1985; Ord. 3495 § 1 (part), 1968; prior code § 9.102)

Section 16.04.050 Existing installations.

Building service equipment lawfully in existence on December 31, 1980, may have its use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property has been created by such building service equipment. (Ord. 4853 § 3, 1980; Ord. 3495 § 1 (part), 1968; prior code § 9.103 (part))

Section 16.04.110 Building Official.

Whenever the terms "Building Official," "building inspector," "plumbing inspector," "electrical inspector," "administrative authority" or "electrical safety engineer" are used in Chapters 16.04 through 16.20 or any other ordinance of the City, including this Code, each means the Building Official, or his/her designee. (Ord. 6844 § 22, 2006; Ord. 4853 § 8, 1980; Ord. 3844 § 1(1), 1971; Ord. 3495 § 1 (part), 1968; prior code § 9.106)

Section 16.04.210 Authority to condemn building service equipment.

Whenever the Building Official ascertains that any building service equipment regulated in Chapters 16.04 through 16.20 has become hazardous to life, health, property, or has become insanitary, he shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice shall fix a reasonable time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a twenty-four-hour written notice of such disconnection and causes therefor shall be given to the owner as shown on the assessment roll and occupant of such building, structure or premises; provided, however, that in cases of immediate danger to life or property, such disconnection may be made immediately without such notice. (Ord. 4853 § 13, 1980; Ord. 3495 § 1 (part), 1968; prior code § 9.108 (part))

Section 16.04.215 Authority to disconnect utilities.

The Building Official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure or building service equipment therein regulated by Chapters 16.04 through 16.20 in case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall have the authority to order disconnection of any utility service or energy supplied to the building, structure or building service equipment when he ascertains that the building service equipment or any portion thereof has become hazardous to life, health or property or has become insanitary. The Building Official shall immediately notify the service utility in writing of the issuance of such order to discontinue use. (Ord. 4853 § 14, 1980)

Section 16.04.220 Connection after to disconnect.

No person shall make connections from energy, fuel or power supply nor supply energy or fuel to any building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered disconnected by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

When any building service equipment is maintained in violation of Chapters 16.04

through 16.20 and in violation of any notice issued pursuant to the provisions of this chapter, the Building Official may institute any appropriate action to prevent, restrain or correct or abate the violation. (Ord. 4853 § 15, 1980; Ord. 4146 § 1 (part), 1974; Ord. 3495 § 1 (part), 1968; prior code § 9.108 (part))

Section 16.04.230 Administrative Hearing Officer.

The City Council finds that providing an Administrative Hearing Officer to hear administrative proceedings and appeals as set forth in this Chapter is equivalent to proceedings provided under the State Housing Law (California Health & Safety Code Sections 17910, et seq.) for the purposes intended by the State Housing Law.

Where the Board of Appeals or the Housing Authority and Appeals Board may be mentioned in Chapters 16.04 through 16.20, such terms shall mean an Administrative Hearing Officer as established in Chapter 1.17 of this Code. (Ord. 6844 § 23, 2006; Ord. 6462 § 12, 1999; Ord. 5259 § 4, 1985; Ord. 4853 § 16, 1980; Ord. 3495 § 1 (part), 1968; Prior code § 9.109)

Section 16.04.310 Expiration of permits.

Except as otherwise specified, every permit issued by the Building Official under the provisions of Chapters 16.04 through 16.20 shall expire by limitation and become null and void if the work authorized by the permit is not commenced within one hundred eighty days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty days. A permit for demolition, however, shall expire by limitation and become null and void if the work authorized by the permit is not completed within sixty days from the date of such permit or on the thirtieth day after work is commenced, whichever comes sooner.

Before any work can be recommenced following the expiration of a permit, a new permit shall be first obtained so to do, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made in the original plans and specifications for such work; provided further, that such suspension or abandonment has not exceeded one year; and provided further, that only one such permit may be issued at one-half fee for such work. Except as specifically provided for herein, in order to recommence work on a permit after expiration thereof, the permittee shall obtain a new permit and pay the full fee therefor.

Any permittee holding an unexpired permit may apply for an extension of the time within which the permittee may commence work under that permit when said permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for commencement by the permittee for a period not exceeding one hundred eighty days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. (Ord. 5259 § 8, 1985; Ord. 4853 § 21, 1980; Ord. 4604 § 1 (part), 1978; Ord. 4146 § 1 (part), 1974; Ord. 3495 § 1 (part), 1968; prior code § 9.112 (part))

Section 16.04.330 Transferability of permits.

Any permit issued by the Building Official under the provisions of Chapters 16.04 through 16.20 may be transferred to another person, firm or corporation subject to all requirements of the original issuance, and upon payment of a fee as may be established by the City Council. (Ord. 4853 § 22, 1980; Ord. 4604 § 1 (part), 1978)

Section 16.04.335 Expiration of plan review.

An application for plan review for which no permit is issued within one hundred eighty days following the date of such application shall expire as of the one hundred eighty-first day, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official if said plans and data cannot be reasonably retained. The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. A further extension of one hundred eighty days may be granted by the Building Official upon request by the applicant upon a showing that circumstances beyond the control of the applicant have prevented action from being taken; provided, however, the applicant must pay a plan review fee of one-half the original such fee.

When a substantial portion of plan review delays are exclusively caused by abnormal processing time requirements of other governmental agencies involved in the plan approval process, the Building Official, with the concurrence of the Planning Director, may grant an additional time extension of not more than one hundred eighty days upon written request from the applicant documenting the reasons for the delays. The Building Official's determination to grant a further time extension shall be based on the following criteria:

A. Only minor modifications of development standards, including zoning requirements, applicable to the project have occurred since the plans were originally submitted for plan review and such modifications will be incorporated into the plans as required;

B. All other City approvals have been secured at the time the time extension request is made; and

C. The time extension shall be granted only for the amount of time necessary for the other governmental agency to complete its review and for the project applicant to satisfy the conditions imposed by such agency. The Building Official shall determine the time period needed to meet this criterion.

No application shall be extended beyond seven hundred twenty days after the original plan review submittal date. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. (Ord. 6116 § 1, 1994; Ord. 5389 § 1, 1986; Ord. 4853 § 23, 1980)

Section 16.04.365 Emergency inspections.

The Building Official may, at his discretion, make emergency inspections at other than normal working hours upon the request of an applicant for inspection. The charge for an emergency inspection shall be two and one-half times the hourly wage rate of the inspector making such inspection for each hour or any portion thereof, and shall be in addition to any other fees that may have been paid or are due. (Ord. 4604 § 1 (part), 1978; Ord. 4146 § 1 (part), 1974)

Section 16.04.372 Permit and plan review fees.

The fee for each permit and for plan review shall be as set by resolution of the City Council. Payment under protest for all or any portion of these fees shall not be accepted. Where a permit fee is based on value or valuation, the determination of value or valuation shall be made by the Building Official. The value to be used in computing such fee shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. (Ord. 4853 § 27, 1980)

Section 16.04.380 Plan review fee refund.

Plan review fees shall be refundable provided the checking of the plans has not been started. A portion of the plan review fee may be refunded when the Building Official determines that less than three-fourths of the checking has been completed. The fee for processing such refunds shall be as established by resolution of the City Council. This fee shall be deducted from any moneys being refunded. No refund shall be made without first receiving a request in writing therefor from the person paying the fee, together with authorization in writing from the owner of the project. (Ord. 4853 § 28, 1980; Ord. 3495 § 1 (part), 1968; prior code § 9.114 (part))

Section 16.04.390 Permit fees refund.

Permit fees shall be refundable provided the permit has not expired and provided no inspections have been made in connection therewith. The fee for processing such refund shall be as established by resolution of the City Council. The fee shall be deducted from any moneys being refunded. No refund shall be made without first receiving a request therefor in writing from the person paying the fee, together with authorization in writing from the owner of the project. (Ord. 4853 § 29, 1980; Ord. 3495 § 1 (part), 1968; prior code § 9.114 (part))

Section 16.04.400 Other refunds.

A. Fees for Services. Fees imposed by this title for inspections or other services, except for those specifically listed elsewhere in this chapter, shall be refundable provided the inspection or service in connection therewith has not been performed. The fee for processing such refund shall be the same as that established pursuant to Section 16.04.390 above. No refund shall be made without first receiving a request therefor in writing from the person paying the fee. Such request for refund shall be received not more than one hundred eighty days from the date of payment of the fee.

B. Development Fees. Development fees imposed by and paid to the City in conjunction with, and as a condition precedent to, the issuance of a permit may be refunded provided the work authorized by the permit has not been performed, and the permit therefor has expired or otherwise been terminated. A fee as may be established by resolution of the City Council shall be paid for the processing of any such refund. No refund shall be made without first receiving a request therefor in writing from the person paying the fee together with authorization in writing from the owner of the project or other evidence to establish that the applicant for the refund is legally entitled thereto. (Ord. 5259 § 11, 1985)

Section 16.04.460 Compliance.

No person shall use or occupy any building or structure, or any portion thereof including the building service equipment, for which a permit is required without first obtaining the permits, inspections, and approvals required by Chapters 16.04 through 16.32, inclusive. No person shall use or occupy any building or structure, or any portion thereof, for which a certificate of occupancy is required by this chapter without first obtaining, posting and keeping posted a certificate of occupancy as required by the provisions of this chapter. No person shall suspend or abandon any grading work prior to completion of the work unless the site is made reasonably safe and stable. No person in possession of or in charge of a site on which grading work has been performed shall fail to maintain any slope faces, whether cut or fill, in a stable condition nor shall such person fail to control and maintain water drainage on or from the site in an approved manner. (Ord. 4906 § 2, 1981; Ord. 3495 § 1 (part), 1968; prior code § 9.115 (part))

Section 16.04.490 Temporary use of utilities.

A. The Building Official may permit, at his discretion, the temporary use of gas or electrical energy, before final approval of the building, structure or work being performed, whenever unnecessary hardship would otherwise result, and inspection can effectively be made after the commencement of the temporary use.

B. The Building Official shall place those restrictions upon temporary use as necessary to insure safety, to facilitate inspection and to secure compliance with all provisions of Chapters 16.04 through 16.20 and of any other chapter of the City, including any and all provisions of this code.

C. No temporary use of gas or electrical energy shall be permitted in any case where a hazard to life or property would be created.

D. The temporary use of gas or electrical energy may be ordered discontinued and the supply ordered disconnected upon written notice.

E. Nothing contained in this section shall be considered to permit or authorize the occupancy or use of any building or structure prior to the issuance of a certificate of occupancy. (Ord. 3495 § 1 (part), 1968; prior code § 9.116)

Section 16.04.510 Violations.

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy or maintain any building, structure, equipment, or portion thereof in the City or cause the same to be done contrary to or in violation of any provision of this Title or any provisions of the building code, building code standards, housing code, mechanical code, dangerous buildings abatement code, fire code and fire code standards (hereinafter referred to as the "adopted codes"), as such codes have been adopted in this Title or as they may be duly amended, or any other applicable law or ordinance. (Ord. 6844 § 24, 2006; Ord. 6262 § 20, 1996; Ord. 5551 § 10, 1987; Ord. 5259 § 16, 1985; Ord. 4853 § 45, 1980; Ord. 4192 § 1, 1975; Ord. 3495 § 1 (part), 1968; Prior code § 9.110)

Section 16.04.520 Criminal Enforcement.

A. A violation of any of the provisions of this Title or any provisions of the adopted codes as such have been adopted by reference in this Title or the failure to comply with any of the mandatory requirements of this Title including the codes adopted by reference therein shall constitute a misdemeanor; except that notwithstanding any other provisions of this Code, any such violation constituting a misdemeanor may, in the discretion of the City Attorney, be charged and prosecuted as an infraction. Any person convicted of a misdemeanor or infraction shall be punished according to Section 1.01.110 of this Code.

B. Any day or portion thereof any violation of this Title or the provisions of the adopted codes is committed, continued or permitted shall constitute a new and separate offense and shall be punished, upon conviction, in accordance with Section 1.01.110 of this Code.

C. The Building Official, the Code Enforcement Manager, and their inspectors, deputies, enforcement officers, and any other designees, shall have and are vested with the authority to issue a notice to appear to any person who violates the provisions of Chapters 16.04 through 16.24 in the manner provided by Section 836.5 of the California Penal Code. The Fire Chief, the Fire Marshal, Battalion Chiefs, the Fire Captains and the members of the Fire Prevention Bureau shall have and are vested with the authority to arrest or issue a notice to appear to any person who violates the provisions of Chapter 16.32 in the manner provided by Section 836.5 of the California Penal Code. The Fire Chief, the Fire Marshal, Battalion Chiefs, the Fire Captains and the members of the Fire Prevention Bureau shall have and are vested with the authority to issue notices of standing and parking violations for any infraction violation of the provisions of Chapter 16.32 of this Title in the manner provided by Section 40200(a) of the California Vehicle

Code. (Ord. 6844 § 25, 2006)

Section 16.04.530 Administrative Enforcement.

As an alternative to criminal prosecution, the provisions of each chapter of this Title may be enforced through the administrative code enforcement remedies set forth in Chapter 1.17 of this Code, or through a notice and order or other administrative proceeding authorized under this Code. (Ord. 6844 § 26, 2006)

Section 16.04.540 Summary Abatement.

In addition to the remedies provided in this Chapter, any condition caused or permitted to exist in violation of any provisions of this Title or the codes adopted by reference therein, which present an immediate threat to public health or safety, shall be deemed a public nuisance and may be summarily abated by the City pursuant to the provisions set forth in Chapter 6.15. (Ord. 6844 § 26, 2006)

Section 16.04.550 Right of Appeal.

Every administrative action or proceeding initiated pursuant to this Title is subject to appeal according to the procedures set forth herein. The appeal process will vary depending on the remedy used to enforce this Code. (Ord. 6844 § 26, 2006)

Section 16.04.560 Administrative Citation Appeal Process.

The appeal process for administrative citations issued for violation of any provision of this Title is set forth in Section 1.17.150 of this Code. (Ord. 6844 § 26, 2006)

Section 16.04.570 Administrative Civil Penalties Appeal Process.

A. An Administrative Civil Penalties Notice and Order may be issued for violation of any provision of any chapter of this Title. The mere issuance of an Administrative Civil Penalties Notice and Order is not directly appealable.

B. A failure to comply with the Administrative Civil Penalties Notice and Order will result in a hearing before an Administrative Hearing Officer. The hearing may result in an Administrative Civil Penalties Enforcement Order.

C. The appeal process for an Administrative Civil Penalties Enforcement Order is judicial review of that order as set forth in Section 1.17.400 of this Code. (Ord. 6844 § 26, 2006)

Section 16.04.580 Disabled Access Determination Appeal Process.

The appeal process for a disabled access determination initiated pursuant to the building code, adopted by Chapter 16.08 of this Code, is set forth in Section 2.40.030. (Ord. 6844 § 26, 2006)

Section 16.04.590 Appeal Process for Other Administrative Actions.

The appeal process for any notice and order, other than an Administrative Civil Penalties Notice and Order, issued for any violation of any provision of the housing code, adopted by Chapter 16.09 of this Code, or for any violation of any provision of the dangerous building abatement code, adopted by Chapter 16.10 of this Code, is set forth herein.

A. Standing to Appeal. An appeal may be filed by any person having record title or legal interest in a parcel of real property that is the subject of such notice and order or any person identified therein as a "Responsible Party" as defined in Section 1.17.010 of this Code.

B. Request for hearing.

1. Any person having standing to appeal under this section may appeal the notice and order by completing a request for hearing form and returning it to the Code Enforcement Division of the Community Development Department within thirty (30) calendar days of the mailing or issue date appearing on the notice and order, whichever is later.

2. A request for hearing form may be obtained from the Code Enforcement Division.

3. Only upon receipt of a request for hearing form that has been properly completed and timely submitted shall the Code Enforcement Division schedule the date, time, and place of hearing before an Administrative Hearing Officer. The Code Enforcement Division shall provide written notice of the date, time, and place of hearing by regular, first-class mail only to the address listed in the request form submitted by the person requesting the hearing. (Ord. 6844 § 26, 2006)

Chapter 16.08

BUILDING CODE

Sections:

16.08.010	Reference to Building Code.
16.08.020	California Building Code adopted--Filed with City Clerk.
16.08.030	Sections deleted and not adopted.
16.08.040	Appendix Chapter 1, Section 105.1 amended--Permits.
16.08.135	Section 903 amended--Automatic sprinkler systems.
16.08.140	Section 1510.1 amended Reroofing inspections.
16.08.175	Exterior noise insulation standards.
16.08.185	Geologic investigation required.
16.08.195	Repair and Reconstruction of Damaged Structures.
16.08.205	Safety Assessment Placards.

Section 16.08.010 Reference to Building Code.

This chapter shall be known as the "Building Code" and may be cited as such. Whenever in this code or any ordinance of the City the phrases "Uniform Building Code" or "California Building Code" appear, such phrases shall be deemed and construed to refer to or apply to this chapter in conjunction with Chapter 16.04." (Ord. 6971 § 2, 2007; Ord. 4146 § 2 (part), 1974)

Section 16.08.020 California Building Code adopted--Filed with City Clerk.

The California Building Code, 2007 Edition, consisting of two volumes, including appendices and any related errata, and any amendments thereto by the State of California in the 2007 Edition of Title 24 of the California Code of Regulations, promulgated by the International Code Council, which regulates the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and other structures, is adopted and by this reference is made a part of this code with the force and effect as though set out herein in full, with the exception of those parts expressly excepted and deleted or as amended by this chapter. One copy of the California Building Code with the amendments thereto by the State of California, which has been certified as a true copy, is on file and open to public inspection in the office of the City Clerk. (Ord. 6971 § 3, 2007; Ord. 6634 § 2, 2002; Ord. 6472 § 3, 1999; Ord. 6253 § 2, 1995; Ord. 5996 § 3, 1992; Ord. 5830 § 1, 1990; Ord. 5552 § 7, 1987; Ord. 5259 § 17, 1985; Ord. 4853 § 46, 1980; Ord. 4604 § 2 (part), 1978; Ord. 4192 § 2 (part), 1975; Ord. 4146 § 2 (part), 1974))

Section 16.08.030 Sections deleted and not adopted.

The chapters, sections, paragraphs and parts of the California Building Code which are excepted, deleted and not adopted are:

1. Appendix Chapter 1, Sections 105.3, 105.5, 108, 110.2, 112;
2. Appendix A;
3. Appendix B;
4. Appendix D, E, and F; and
5. Appendix H. (Ord. 6971 § 4, 2007; Ord. 6634 § 3, 2002; Ord. 6472 § 4, 1999;

Ord. 6253 § 3, 1995; Ord. 6180 § 1, 1994; Ord. 6121 § 2, 1994; Ord. 6083 § 1, 1993; Ord. 5996 § 4, 1992; Ord. 5830 § 2, 1990; Ord. 5552 § 8, 1987; Ord. 5259 § 18, 1985; Ord. 4853 § 47, 1980; Ord. 4604 § 2 (part), 1978; Ord. 4146 § 2 (part), 1974)

Section 16.08.040 Appendix Chapter 1, Section 105.1 amended--Permits.

Appendix Chapter 1, Section 105 of the California Building Code is hereby amended by amending section 105.1 entitled Required by adding to the end of such section the following exceptions:

Exceptions: Exceptions to issuance of a permit are:

1. A permit shall not be issued for work on property within an area which may be unsafe for such work and, because of the hazards, there is no way in which the work can be done so that it will be safe;

2. A permit may be withheld or denied if the Building Official finds there are existing on site violations of the provisions of Chapter 16.04 through 16.20 or of any other ordinance of the City, including any and all provisions of this code and including without limitation the provisions of the zoning regulations. (Ord. 6971 § 5, 2007; Ord. 6260 § 1, 1996)

Section 16.08.135 Section 903 amended--Automatic sprinkler systems.

Section 903.2 of the California Building Code is hereby amended in its entirety to read as follows:

Section 903.2(a) **Where Required.** An automatic fire extinguishing system shall be installed and maintained in operable condition in the buildings and locations as set forth in this section.

For special provisions on hazardous chemicals, magnesium and calcium carbide, see the Fire Code.

(b) **All New Buildings.** An automatic sprinkler system shall be installed and maintained in operable condition in all new buildings. All systems shall conform to the National Fire Protection Association Standards 13, 13D and 13R and the Riverside Fire Department Standards and Policies.

EXCEPTIONS:

1. Buildings less than 1,000 square feet in floor area, other than Group R-1, Group R-2, and Group R-3 occupancies, unless specifically required by other provisions of the California Building Code.

2. Private garages and carports unless specifically required by N.F.P.A. 13D or 13R.

3. Building accessory to Group R3 occupancies other than additional R1, R-2, or R3 occupancies.

4. Group F and S occupancies, less than 5,000 square feet in floor area, that are accessory to uses such as golf courses, tree nurseries, parks, farms, etc. Administrative and clerical office use areas may not exceed 25 percent of the floor area of the major use. Additionally, the site must be zoned RE, HR, RA, RA-2, RA-5 or RC.

5. Structures that have no occupant load as determined by the Building Official.

6. Swimming pools, spas gazebos, shade structures or other open-air structures that meet California Building Code requirements for separation.

7. Structures which do not require building permits.

8. Mausoleums, crypts, and similar structures.

9. Agricultural buildings as defined in the California Building Code, Appendix C.
10. Structures and buildings designed exclusively to shelter or protect equipment such as pump houses, substations, and similar structures.
11. Mobile homes and manufactured homes.
12. Temporary modular construction offices.
13. Group R occupancies for which a fire station development fee as set forth in Chapter 16.52 has been paid prior to March 1, 1993 or Group R occupancies situated within a community facilities district or an assessment district formed prior to March 1, 1993 when said district has agreed to pay for a proportionate share for construction of a fire station to serve the area of the district.

(c) **Existing Buildings.** Buildings in existence prior to March 1, 1993 or buildings for Group R, Division 3 and Group U occupancies for which plans were submitted and plan check fees paid to the City prior to March 1, 1993 shall be exempt from the requirements of this section.

EXCEPTIONS:

1. Automatic fire sprinkler systems shall be installed and maintained in the entire building whenever additions are constructed that increase the floor area by more than 5000 square feet or the increase in floor area is greater than 50% of the existing floor area, whichever is greater.

(d) **Conflict.** Where in any case, there are conflicting provisions between the California Building Code as adopted by the City and this section, the more restrictive shall govern.

(e) **Standards.** All automatic fire sprinkler systems required by this section shall comply with N.F.P.A. 13, 13D and 13R. (Ord. 6971 § 6, 2007; Ord. 6634 § 5, 2002; Ord. 6472 § 6, 1999; Ord. 6260 § 2, 1996; Ord. 6253 § 8, 1995; Ord. 6019 § 1, 1992; Ord. 5996 § 10, 1992; Ord. 5964 § 1, 1991; Ord. 5830 § 8, 1990; Ord. 5259 § 24, 1985)

Section 16.08.140 Section 1510.1 amended Reroofing inspections.

Section 1510.1.1 **Reroofing Inspections.** New roof coverings shall not be applied without first obtaining approval from the Building Official. A final inspection and approval shall be obtained from the Building Official when the reroofing is complete. The reroofing installer shall investigate the existing roofing to ascertain that the new roofing will not violate either the roofing manufacturer's installation instructions nor the provisions of this chapter. Where excessive ponding of water is apparent, an analysis of the roof structure shall be made and corrective measures, such as relocation of roof drains or scuppers, resloping of the roof or structural changes, shall be made. (Ord. 6971 § 7, 2007; Ord. 6634 § 11, 2002; 6253 § 9, 1996)

Section 16.08.175 Exterior noise insulation standards.

A. The purpose of this section is to establish uniform minimum noise insulation performance standards to protect persons within new hotels, motels, apartment houses, and all other dwellings including detached single-family dwellings from the effects of excessive exterior noise, including but not limited to hearing loss or impairment and persistent interference with speech and sleep.

B. The following provisions of this section apply to new hotels, motels, apartment houses and all other dwellings including detached single-family dwellings:

1. Location and Orientation. Consistent with land use standards, residential structures located in noise critical areas, such as proximity to the select system of County roads and City

streets (as specified in Section 186.4 of the State Streets and Highways Code), railroads, rapid transit lines, airports or industrial areas shall be designed to prevent the intrusion of exterior noises beyond prescribed levels with all exterior doors and windows in the closed position. Proper design shall include, but shall not be limited to orientation of the residential structure, setbacks, shielding and sound insulation of the building itself.

2. Interior Levels. Interior day-night average sound levels (Ldn) with windows closed, attributable to exterior sources shall not exceed an Ldn of forty-five decibels (dBA) in any habitable room.

3. Airport Noise Source. Residential structures to be located within an Ldn contour of sixty dBA or higher require an acoustical analysis showing that the structure has been designed to limit intruding noise to the allowable interior noise levels prescribed in this subsection. The Ldn contour shall be determined in accordance with Ldn noise levels anticipated by the Riverside general plan or by more current Ldn contour maps developed for governmental agencies and deemed acceptable by the Planning Director.

4. Vehicular and Industrial Noise Sources. Residential buildings or structures to be located within Ldn contours of sixty dBA or higher from the select system of County roads and City streets (as specified in Section 186.4 of the State Streets and Highways Code), freeways, State highways, railroads, rapid transit lines and industrial noise sources shall require an acoustical analysis showing that the proposed building has been designed to limit intruding noise to the allowable interior noise levels prescribed in this subsection. The Ldn contour shall be determined in accordance with Ldn noise levels anticipated by the Riverside general plan or by more current Ldn contour maps developed for governmental agencies and deemed acceptable by the Planning Director. Exception: Railroads, where there are no nighttime (ten p.m. to seven a.m.) railway operations and where daytime (seven a.m. to ten p.m.) railway operations do not exceed four per day.

5. Compliance. Evidence of compliance shall consist of submittal of an acoustical analysis report, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit. The report shall show topographical relationship of noise sources and dwelling site, identification of noise sources and their characteristics, predicted noise spectra at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction (measured or obtained from published data), noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met. If interior allowable noise levels are met by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.

6. Field Testing. When inspection indicates that the construction is not in accordance with the approved design, field testing may be required. Interior noise measurements shall be taken under conditions of typical maximum exterior noise levels within legal limits. A test report showing compliance or noncompliance with prescribed interior allowable levels shall be submitted to the Building Official.

Where a complaint as to noncompliance with this section requires a field test to resolve the complaint, the complainant shall post a bond or adequate funds in escrow for the cost of said testing. Such costs shall be chargeable to the complainant when such field tests show that compliance with these regulations is in fact present. If such tests show noncompliance, then such testing costs shall be borne by the owner or builder.

C. Exception. Based upon a determination that the exterior noise standards established in this section would not be exceeded within certain specified areas of the City, the provisions of subsection B of this section requiring the submittal of an acoustical analysis report for the application of a detached single-family dwelling shall not be required for the following area

within the City subject to compliance with State law: the Casa Blanca redevelopment project area encompassing the area generally bounded by the Riverside Freeway on the north, Victoria Avenue on the south, Mary Street and Washington Street on the east, and a line six hundred feet west of Jefferson Street on the west. (Ord. 6472 § 7, 1999; Ord. 4716 § 1, 1979; Ord. 4512 § 1, 1978; Ord. 4318 § 1, 1976; Ord. 4168 § 1, 1974)

Section 16.08.185 Geologic investigation required.

As a prerequisite to the issuance of building permits for any property identified by the seismic safety element of the Riverside general plan as being potentially subject to liquefaction during a groundshaking episode, a thorough geologic analysis by an expert in the field shall be made identifying the specific potential of the subject property for liquefaction and prescribing specific construction measures to eliminate or substantially reduce the possibility of structural failure from this cause. Said analysis shall be subject to approval by the Building Official and prescribed mitigating measures shall be incorporated into building plans submitted for permits. A geologic analysis shall not be required for the construction of a single-family dwelling or a duplex of one-story, wood-frame construction, nor any building addition of less than six hundred fifty square feet, nor any sign installation, nor any freestanding wall. (Ord. 4930 § 1, 1981)

Section 16.08.195 Repair and Reconstruction of Damaged Structures.

This chapter establishes regulations as amendments to the building code for the expeditious repair of damaged structures. In the event an amendment to the California Building Standards Code results in differences between these building standards and the California Building Standards Code, the text of these building standards shall govern. In accordance with California Health and Safety Code Section 17958.7, express findings that modifications to the California Building Standards Code are reasonably necessary because of local climatic, geological or topographical conditions are either already on file with the California Building Standards Commission, or will be filed prior to the effective date of the ordinance codified in this Article. In accordance with California Government Code Section 50022.6, at least one true copy of the California Building Code has been on file with the City Clerk since fifteen (15) days prior to enactment of the ordinance codified in this Article. While this Article is in force, a true copy of this Chapter shall be kept for public inspection in the office of the City Clerk. A reasonable supply of this Chapter shall be available in the office of the City Clerk for public purchase.

A. Definitions

For the purposes of this chapter, the following definition applies and is hereby added to Section 3402.1 Definitions of the 2007 California Building Code (CBC):

1. Substantial Structural Damage. A condition where:

a. In any story, the vertical elements of the lateral-force-resisting system, have suffered damage such that the lateral load-carrying capacity of the structure in any direction has been reduced by more than 20 percent from its pre-damaged condition, or

b. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition, and the remaining capacity of such affected elements with respect to all dead and live loads is less than 75 percent of that required by the building code for new buildings of similar structure, purpose, and location.

B. Repairs

For the purposes of this chapter, the following repair requirements are hereby added as a new Subsection 3403.5 to Section 3403 Additions, Alterations or Repair in the 2007 California Building Code (CBC):

3403.5.1 Repairs. Repairs of structural elements shall comply with this section.

3403.5.1.1 **Seismic evaluation and design.** Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

3403.5.1.1.1 **Evaluation and design procedures.** The seismic evaluation and design shall be based on the procedures specified in the building code, ASCE 31 Seismic Evaluation of Existing Buildings (for evaluation only) or ASCE 41 Seismic Rehabilitation of Existing Buildings. The procedures contained in Appendix A of the International Existing Building Code shall be permitted to be used as specified in Section 3403.5.1.1.3.

3403.5.1.1.2 **CBC level seismic forces.** When seismic forces are required to meet the building code level, they shall be one of the following:

1. **100 percent of the values in the building code.** The R factor used for analysis in accordance with Chapter 16 of the building code shall be the R factor specified for structural systems classified as “Ordinary” unless it can be demonstrated that the structural system satisfies the proportioning and detailing requirements for systems classified as “Intermediate” or “Special”.

2. **Forces corresponding to BSE-1 and BSE-2 Earthquake Hazard Levels defined in ASCE 41.** Where ASCE 41 is used, the corresponding performance levels shall be those shown in Table 3403.5.1.1.2.

**TABLE 3403.5.1.1.2
ASCE 41 and ASCE 31 PERFORMANCE LEVELS**

OCCUPANCY CATEGORY (BASED ON IBC TABLE 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31 AND WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL
I	Life Safety (LS)	Collapse Prevention (CP)
II	Life Safety (LS)	Collapse Prevention (CP)
III	Note (a)	Note (a)
IV	Immediate Occupancy (IO)	Life Safety (LS)

Note (a.) Performance Levels for Occupancy Category III shall be taken as halfway between the performance levels specified for Occupancy Category II and Occupancy Category IV.

3403.5.1.1.3 **Reduced CBC level seismic forces.** When seismic forces are permitted to meet reduced building code levels, they shall be one of the following:

1. **75 percent of the forces prescribed in the building code.** The R factor used for analysis in accordance with Chapter 16 of the building code shall be the R factor as specified in Section 3403.5.1.1.2.

2. In accordance with the applicable chapters in Appendix A of the International Existing Building Code as specified in Items 2.1 through 2.5 below. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A shall be deemed to comply with the requirements for reduced building code force levels.

2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings

in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.

2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A2.

2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A3.

2.4. Seismic evaluation and design of soft, weak, or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A4.

2.5. Seismic evaluation and design of concrete buildings and concrete with masonry infill buildings in all Occupancy Categories are permitted to be based on the procedures specified in Appendix Chapter A5.

3. In accordance with ASCE 31 based on the applicable performance level as shown in Table 3403.5.1.1.2.

4. Those associated with the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level as shown in Table 3403.5.1.1.2. Where ASCE 41 is used, the design spectral response acceleration parameters S_x and S_{x1} shall not be taken less than 75 percent of the respective design spectral response acceleration parameters S_{DS} and S_{D1} defined by the International Building Code and its reference standards.

3403.5.1.2 Wind Design. Wind design of existing buildings shall be based on the procedures specified in the building code.

3403.5.2 Repairs to damaged buildings. Repairs to damaged buildings shall comply with this section.

3403.5.2.1 Unsafe conditions. Regardless of the extent of structural damage, unsafe conditions shall be eliminated.

3403.5.2.2 Substantial structural damage to vertical elements of the lateral-force-resisting system. A building that has sustained substantial structural damage to the vertical elements of its lateral-force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Section 3403.5.2.2.1 through 3403.5.2.2.3.

3403.5.2.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the Building Official. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of the building code. Wind forces for this evaluation shall be those prescribed in the building code. Seismic forces for this evaluation are permitted to be the reduced level seismic forces specified in Code Section 3403.5.1.1.3.

3403.5.2.2.2 Extent of repair for compliant buildings. If the evaluation establishes compliance of the pre-damage building in accordance with Section 3403.5.2.2.1, then repairs shall be permitted that restore the building to its pre-damage state, using materials and strengths that existed prior to the damage.

3403.5.2.2.3 Extent of repair for non-compliant buildings. If the evaluation does not establish compliance of the pre-damage building in accordance with Section 3403.5.2.2.1, then the building shall be rehabilitated to comply with applicable provisions of the building code for load combinations including wind or seismic forces. The wind design level for the repair shall be as required by the building code in effect at the time of original construction unless the damage

was caused by wind, in which case the design level shall be as required by the code in effect at the time of original construction or as required by the building code, whichever is greater. Seismic forces for this rehabilitation design shall be those required for the design of the predamaged building, but not less than the reduced level seismic forces specified in Section 3403.5.1.1.3. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the building code for new buildings of similar structure, purpose, and location.

3403.5.2.3 Substantial structural damage to vertical load-carrying components. Vertical load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions for dead and live loads in the building code. Undamaged vertical load-carrying components that receive dead or live loads from rehabilitated components shall also be rehabilitated to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the building code for new buildings of similar structure, purpose, and location.

3403.5.2.3.1 Lateral force-resisting elements. Regardless of the level of damage to vertical elements of the lateral force-resisting system, if substantial structural damage to vertical load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 3403.5.2.2.1 and, if non-compliant, rehabilitated in accordance with Section 3403.5.2.2.3.

3403.5.2.4 Less than substantial structural damage. For damage less than substantial structural damage, repairs shall be allowed that restore the building to its pre-damage state, using materials and strengths that existed prior to the damage. New structural members and connections used for this repair shall comply with the detailing provisions of the building code for new buildings of similar structure, purpose, and location.

3403.5.3 Referenced Standards

Standard Referenced Number	Title	Reference In Code Section Number
ASCE 31-03	Seismic Evaluation of Existing Buildings	3403.5.1.1.1, TABLE 3403.5.1.1.2, 3403.5.1.1.3
ASCE 41-06	Seismic Rehabilitation of Existing Buildings	3403.5.1.1.1, 3403.5.1.1.2, TABLE 3403.5.1.1.2, 3403.5.1.1.3

(Ord. 6971 § 8, 2007)

Section 16.08.205 Safety Assessment Placards.

This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The chapter further authorizes the Building Official and his or her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

A. Application of Provisions.

1. The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Riverside. The City Council may extend the provisions as necessary.

B. Definitions.

1. Safety assessment is a visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy.

C. Placards.

1. The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures.

(a) INSPECTED - Lawful Occupancy Permitted is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.

(b) RESTRICTED USE is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.

(c) UNSAFE - Do Not Enter or Occupy is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Building Official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.

2. The name of the jurisdiction shall be permanently affixed to each placard.

3. Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the Building Official. It shall be unlawful for any person, firm or corporation to alter, remove, cover or deface a placard unless authorized pursuant to this section. (Ord. 6971 § 9, 2007)

Chapter 16.09

HOUSING CODE

Sections:

- 16.09.010** **Reference to Housing Code.**
- 16.09.020** **Uniform Housing Code adopted--Filed with City Clerk.**
- 16.09.030** **Section 203 deleted.**
- 16.09.035** **Section 201.4 added-Deputies.**
- 16.09.080** **Section 1607 amended-Payment.**
- 16.09.100** **Additional requirement-Caretaker-Notice.**

Section 16.09.010 Reference to Housing Code.

This chapter shall be known as the "Housing Code" and may be cited as such. Whenever in this code or any ordinance of the City the phrases "Uniform Housing Code" or "Housing Code" appear, such phrases shall be deemed and construed to refer or apply to this chapter in conjunction with Chapter 16.04. (Ord. 4146 § 3 (part), 1974)

Section 16.09.020 Uniform Housing Code adopted--Filed with City Clerk.

The Uniform Housing Code, 1997 Edition, and any related errata, and any amendments thereto by the State of California in Title 25 of the California Code of Regulations, promulgated by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, California, which regulates the occupancy, equipment, use, height, area and maintenance of buildings and premises, is adopted and by this reference is made a part of this code with the force and effect as though set out herein in full with the exception of those parts expressly excepted and deleted or as amended by this chapter. One copy of the Uniform Housing Code, which has been certified as a true copy, is on file and open to public inspection in the office of the City Clerk. (Ord. 6472 § 8, 1999; Ord. 6253 § 11, 1995; Ord. 5996 § 13, 1992; Ord. 5830 § 11, 1990; Ord. 5552 § 11, 1987; Ord. 5259 § 25, 1985; Ord. 4853 § 55, 1980; Ord. 4604 § 4 (part), 1978; Ord. 4192 § 2 (part), 1975; Ord. 4146 § 3 (part), 1974)

Section 16.09.030 Section 203 deleted-Right of appeal.

Section 203 and Chapter 12 of the Uniform Housing Code are excepted, deleted and not adopted. The administrative enforcement of this Chapter is subject to the right of appeal to an Administrative Hearing Officer, pursuant to the procedures set forth in Section 16.04.550. (Ord. 6844 § 28, 2006; Ord. 6634 § 6, 2002; Ord. 6472 § 9, 1999; Ord. 6253 § 12, 1995; Ord. 5996 § 14, 1992; Ord. 5830 § 12, 1990; Ord. 5259 § 26, 1985; Ord. 5101 § 1, 1983; Ord. 4853 § 56, 1980; Ord. 4604 § 4 (part), 1978; Ord. 4146 § 3 (part), 1974)

Section 16.09.035 Section 201.4 added-Deputies.

Section 201 of the Uniform Housing Code is amended by adding thereto a new Section 201.4 to read as follows:

Section 201.4 **Deputies.** In accordance with prescribed procedures and with the approval of the appointing authority, the Building Official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The Building Official may deputize such inspectors or employees as may be necessary to carry out the provisions of the Uniform Housing Code. (Ord. 6253 § 13, 1995; Ord. 5996 § 15, 1992)

Section 16.09.080 Section 1607 amended-Payment.

Section 1607 of the Uniform Housing Code is amended to read as follows:

The City Council in its discretion may determine that assessment shall be payable in not to exceed five equal annual installments. The Council's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment. (Ord. 6253 § 15, 1995; Ord. 5996 § 18, 1992; Ord. 5830 § 16, 1990; Ord. 4146 § 3 (part), 1974)

Section 16.09.100 Additional requirement-Caretaker-Notice.

In addition to the requirements of the Uniform Housing Code, the following shall be required:

A. Caretaker. A janitor, housekeeper or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are sixteen or more apartments and of every hotel in which there are twelve or more guest rooms, in the event that the owner of any such apartment house or hotel does not reside upon the premises.

B. Notice. If the owner does not reside upon the premises of any apartment house in which there are more than four but less than sixteen apartments, a notice stating the owner's name and address or telephone number, or the name and address or telephone number of his agent in charge of the apartment house, shall be posted in a conspicuous place on the premises. (Ord. 4853 § 59, 1980; Ord. 4146 § 3 (part), 1974)

Chapter 16.10

DANGEROUS BUILDINGS CODE

Sections:

16.10.010	Reference to Dangerous Buildings Code.
16.10.020	Uniform Code for the Abatement of Dangerous Buildings adopted--Filed with the City Clerk.
16.10.030	Section 205 deleted.
16.10.040	Section 201.4 added-Deputies.
16.10.050	Section 302 amended.
16.10.065	Section 401.2 amended-Notice and order.
16.10.070	Section 501 amended.
16.10.080	Section 601 amended.
16.10.090	Section 602 amended.
16.10.100	Section 603 deleted.
16.10.110	Section 604 amended.
16.10.120	Section 605 deleted-Decision of Administrative Hearing Officer.
16.10.130	Section 701 amended.
16.10.140	Chapter 9 deleted.

Section 16.10.010 Reference to Dangerous Buildings Code.

This chapter shall be known as the "Dangerous Buildings Code" and may be cited as such. Whenever in this Code or any ordinance of the City the phrases "Uniform Code for the Abatement of Dangerous Buildings" or "Dangerous Buildings Code" appear, such phrases shall be deemed and construed to refer or apply to this chapter in conjunction with Chapter 16.04. (Ord. 4146 § 3 (part), 1974)

Section 16.10.020 Uniform Code for the Abatement of Dangerous Buildings adopted--Filed with the City Clerk.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, and any related errata, promulgated by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, California, which regulates the enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use and maintenance of buildings and other structures, is adopted and by this reference is made a part of this code with the force and effect as though set out herein in full with the exception of those parts expressly excepted and deleted or as amended by this chapter. One copy of the Uniform Code for the Abatement of Dangerous Buildings, which has been certified as a true copy, is on file and open to public inspection in the office of the City Clerk. (Ord. 6472 § 10, 1999; Ord. 6253 § 16, 1995; Ord. 5996 § 19, 1992; Ord. 5830 § 17, 1990; Ord. 5552 § 14, 1987; Ord. 5259 § 28, 1985; Ord. 4853 § 60, 1980; Ord. 4604 § 5 (part), 1978; Ord. 4192 § 2 (part), 1975; Ord. 4146 § 3 (part), 1974)

Section 16.10.030 Section 205 deleted.

Section 205 and Chapter 5 of the Uniform Code for the Abatement of Dangerous Buildings is excepted, deleted and not adopted. (Ord. 6844 § 30, 2006; Ord. 6634 § 7, 2002; Ord. 6253 § 17, 1995; Ord. 5996 § 20, 1992; Ord. 5830 § 18, 1990; Ord. 5101 § 3, 1983; Ord. 4853 § 61, 1980; Ord. 4604 § 5 (part), 1978; Ord. 4192 § 2 (part), 1975; Ord. 4146 § 3 (part), 1974)

Section 16.10.040 Section 201.4 added-Deputies.

Section 201 of the Uniform Code for the Abatement of Dangerous Buildings is amended by adding thereto a new subsection 201.4 to read as follows:

201.4 Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the Building Official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The Building Official may deputize such inspectors or employees as may be necessary to carry out the provisions of the Uniform Code for the Abatement of Dangerous Buildings. (Ord. 6253 § 18, 1995; Ord. 5996 § 21, 1992)

Section 16.10.050 Section 302 amended.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Community Development Director, the Building Official or the Code Enforcement Manager, or their designees, to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. (Ord. 6844 § 31, 2006)

Section 16.10.065 Section 401.2 amended-Notice and order.

Paragraph 5 of Section 401.2 of the Uniform Code for the Abatement of Dangerous Buildings is amended to read as follows:

5. Statements advising (i) that any person having any record, title or legal interest in the building may appeal from the notice and order in accordance with Riverside Municipal Code Section 16.04.590., and (ii) that failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter. (Ord. 6857 §1, 2006; Ord. 6634 §8, 2002; Ord. 6462 § 13, 1999; Ord. 6253 § 19, 1995; Ord. 5996 § 23, 1992; Ord. 5830 § 20, 1990; Ord. 5259 § 29, 1985; Ord. 4853 § 64, 1980; Ord. 4146 § 3 (part), 1974)

Section 16.10.070 Section 501 amended.

Wherever the board of appeals may be mentioned in Sections 501.1, 501.2, and 501.3, such term shall mean an Administrative Hearing Officer as established in Chapter 1.17 of this Code. (Ord. 6844 § 31, 2006)

Section 16.10.080 Section 601 amended.

Wherever the board of appeals or hearing examiner may be mentioned in Section 601, such terms shall mean an Administrative Hearing Officer as established in Chapter 1.17 of this Code. (Ord. 6844 § 31, 2006; Ord. 6253 § 20, 1995; Ord. 5996 § 25, 1992; Ord. 5830 § 22, 1990; Ord. 4146 § 3 (part), 1974)

Section 16.10.090 Section 602 amended.

Wherever the board of appeals may be mentioned in Sections 501.1, 501.2, and 501.3, such term shall mean an Administrative Hearing Officer as established in Chapter 1.17 of this Code. (Ord. 6844 § 31, 2006)

Section 16.10.100 Section 603 deleted.

Section 603 is excepted, deleted and not adopted. (Ord. 6844 § 31, 2006)

Section 16.10.110 Section 604 amended.

Wherever the board of appeals may be mentioned in Section 604, such term shall mean an Administrative Hearing Officer as established in Chapter 1.17 of this Code. (Ord. 6844 § 31, 2006)

Section 16.10.120 Section 605 deleted-Decision of Administrative Hearing Officer.

Section 605 is excepted, deleted and not adopted. The Administrative Hearing Officer shall render his/her decision pursuant to the provisions of Chapter 1.17 of this Code. (Ord. 6844 § 31, 2006)

Section 16.10.130 Section 701 amended.

Wherever the board of appeals may be mentioned in Section 701, such term shall mean an Administrative Hearing Officer as established in Chapter 1.17 of this Code. (Ord. 6844 § 31, 2006)

Section 16.10.140 Chapter 9 deleted.

Chapter 9 is excepted, deleted and not adopted. The recovery of the cost of repair or demolition of any substandard or dangerous building shall be handled in the same manner as recovery of costs incurred for abatement of public nuisances as set forth in Chapter 6.15 of this Code. (Ord. 6844 § 31, 2006)

Chapter 16.11

MECHANICAL CODE

Sections:

- 16.11.010 Reference to Mechanical Code.**
- 16.11.020 California Mechanical Code adopted--Filed with City Clerk.**
- 16.11.030 Appendix Chapter 1, Sections 110, 114.4, 115 and Table 1-1 deleted.**

Section 16.11.010 Reference to Mechanical Code.

This chapter shall be known as the "Mechanical Code" and may be cited as such. Whenever in this code or any ordinance of the City the phrases "California Mechanical Code" or "Mechanical Code" appear, such phrases shall be deemed and construed to refer or apply to this chapter in conjunction with Chapter 16.04. (Ord. 6971 § 11, 2007; Ord. 4146 § 3 (part), 1974)

Section 16.11.020 California Mechanical Code adopted--Filed with City Clerk.

The California Mechanical Code, 2007 Edition, including appendices, and any related errata, and any amendments thereto by the State of California promulgated by the International Association of Plumbing and Mechanical Officials, which regulates the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any equipment as defined herein, is adopted and by this reference is made a part of this code with the force and effect as though set out herein in full with the exception of those parts expressly excepted and deleted or amended by this chapter. One copy of the California Mechanical Code, which has been certified as a true copy, is on file and open to public inspection in the office of the City Clerk. (Ord. 6971 § 12, 2007; Ord. 6634 §9, 2002; Ord. 6472 § 11, 1999; Ord. 6253 § 21, 1995; Ord. 5996 § 26, 1992; Ord. 5830 § 23, 1990; Ord. 5552 § 15, 1987; Ord. 5259 § 30, 1985; Ord. 4853 § 65, 1980; Ord. 4604 § 7 (part), 1978; Ord. 4192 § 2 (part), 1975; Ord. 4146 § 3 (part), 1974)

Section 16.11.030 Appendix Chapter 1, Sections 110, 114.4, 115 and Table 1-1 deleted.

The chapters, sections, paragraphs and parts of the California Mechanical Code which are excepted, deleted and not adopted are:

1. Appendix Chapter 1, Sections 110, 114.4, 115, Table 1-1. (Ord. 6971 § 13, 2007; Ord. 6634 § 10, 2002; Ord. 6253 § 22, 1995; Ord. 5996 § 27, 1992; Ord. 5830 § 24, 1990; Ord. 4853 § 66, 1980; Ord. 4604 § 7 (part), 1978; Ord. 4194 § 2 (part), 1975; Ord. 4146 § 3 (part), 1974)

Chapter 16.12

PLUMBING CODE

Sections:

- 16.12.010 Title--References to Plumbing Code.**
- 16.12.020 California Plumbing Code adopted--Filed with City Clerk.**
- 16.12.030 Sections 103.3.4, 103.4, and Table 101 deleted.**

Section 16.12.010 Title--References to Plumbing Code.

This chapter shall be known as the Plumbing Code and may be cited as such. Whenever in this code or any ordinance of the City, the phrases "California Plumbing Code" or "Plumbing Code" appear such phrases shall be deemed and construed to refer and apply to this chapter in conjunction with Chapter 16.04. (Ord. 6971 § 15; 2007; Ord. 4906 § 3, 1981; Ord. 4145 § 1 (part), 1974)

Section 16.12.020 California Plumbing Code adopted--Filed with City Clerk.

The California Plumbing Code, 2007 Edition, including appendices and any related errata, and any amendments thereto by the State of California promulgated by the International Association of Plumbing and Mechanical Officials, which regulates the design, construction, installation, quality of materials, location, operation, equipment and maintenance of plumbing systems, is adopted and by this reference is made a part of this code with the same force and effect as though set out in this chapter in full, with the exception of those parts expressly excepted, deleted or as amended by this chapter. One copy of the California Plumbing Code, which has been certified as a true copy is on file and open to public inspection in the office of the City Clerk. (Ord. 6971 § 16; 2007; Ord. 6634 § 12, 2002; Ord. 6472 § 13, 1999; Ord. 6253 § 24, 1995; Ord. 5996 § 29, 1992; Ord. 5830 § 26, 1990; Ord. 5552 § 17, 1987; Ord. 5259 § 31, 1985; Ord. 4947 § 1, 1981; Ord. 4906 § 4, 1981; Ord. 4605 § 1 (part), 1978; Ord. 4192 § 4 (part), 1975; Ord. 4145 § 1 (part), 1974)

Section 16.12.030 Sections 103.3.4, 103.4, and Table 1-1 deleted.

The chapters, sections, paragraphs and parts of the Uniform Plumbing Code which are excepted, deleted and not adopted are:

1. Sections 103.3.4 and 103.4; and Table 101. (Ord. 6971 § 17; 2007; Ord. 6634 §13, 2002; Ord. 6253 § 25, 1995; Ord. 5996 § 30, 1992; Ord. 5830 § 27, 1990; Ord. 5552 § 18, 1987; Ord. 5259 § 32, 1985; Ord. 4947 § 2, 1981; Ord. 4906 § 5, 1981; Ord. 4605 § 1 (part), 1978; Ord. 4192 § 4 (part), 1975; Ord. 4145 § 1 (part), 1974)

Chapter 16.16

ELECTRICAL CODE

Sections:

- 16.16.010 Title--References to Electrical Code.**
- 16.16.020 California Electrical Code adopted--Filed with City Clerk.**
- 16.16.051 Inspections.**

Section 16.16.010 Title--References to Electrical Code.

This chapter shall be known as the Electrical Code and may be cited as such. Whenever in this code, or any ordinance of the City, the phrases "Uniform Wiring Code" or "National Electrical Code" or "Electrical Code" appear, such phrases shall be deemed and construed to refer and apply to this chapter in conjunction with chapter 16.04. (Ord. 3910 § 1, 1972; Ord. 3595 § 1 (part), 1969)

Section 16.16.020 California Electrical Code adopted--Filed with City Clerk.

The California Electrical Code, 2007 Edition, and any related errata, and any amendments thereto by the State of California, copyrighted by the National Fire Protection Association, Batterymarch Park, Quincy, Massachusetts, which regulates the erection, construction, demolition, equipment, use and maintenance of electrical systems, is adopted and by this reference is made a part of this Code with the same force and effect as though set out in this Chapter in full, with the exception of those parts expressly excepted, deleted or as amended by this Chapter. One copy of the California Electrical Code, which has been certified as a true copy is on file and open to public inspection in the Office of the City Clerk. (Ord. 6971 § 18; 2007Ord. 6816 §1, 2005, Ord. 6634 §14, 2002; Ord. 6472 § 14, 1999; Ord. 6253 § 28, 1995; Ord. 5967 § 1, 1991; Ord. 5580 § 1, 1987; Ord. 5266 § 1, 1985; Ord. 5123 § 1, 1983; Ord. 4652 § 1 (part), 1979; Ord. 4243 § 1 (part), 1975; Ord. 3910 § 2, 1972; Ord. 3595 § 1 (part), 1969)

Section 16.16.051 Inspections.

All electrical wiring and equipment for which a permit is required shall be inspected and approved by the Building Official before being concealed, energized or used. All fees required by this code shall be paid by the permittee prior to the energizing or use of such wiring or equipment.

No serving agency shall supply, or cause or permit to be supplied, electrical energy to any electrical wiring until the wiring has been inspected and approved. Nothing in this section shall prohibit the temporary use of electrical energy when and as specifically approved by the Building Official.

Nothing in this section shall prohibit the inspection of any electrical installation even though no permit is required therefor.

Whenever any work regulated by this chapter, or any portion thereof, is ready for inspection, the Building Official shall be notified that same is ready for inspection. The notice shall be given not less than twenty-four hours before any such inspection is desired. (Ord. 5967 § 9, 1991; Ord. 4604 § 8, 1978)

Chapter 16.17

STRENGTHENING OF UNREINFORCED MASONRY BUILDINGS

Sections:

16.17.010	Purpose.
16.17.020	Scope.
16.17.025	Definitions.
16.17.030	Symbols and notations.
16.17.035	General requirements
16.17.040	Material requirements.
16.17.045	Quality control.
16.17.050	Allowable design values
16.17.055	Analysis and design.
16.17.060	Detailed system design requirements.
16.17.065	Administrative provisions.

Section 16.17.010 Purpose.

The purpose of this chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings.

The provisions of this chapter are intended as minimum standards for structural seismic resistance and established primarily to reduce the risk of life loss or injury. Compliance with these provisions will not necessarily prevent loss of life or injury, or prevent earthquake damage to rehabilitated buildings. (Ord. 5921 § 1, 1991)

Section 16.17.020 Scope.

The provisions of this chapter shall apply to all existing buildings having at least one unreinforced masonry bearing wall. Except as provided herein, all other provisions of the Building Code shall apply.

Exceptions:

1. Detached one- or two-family dwellings and detached apartment houses containing less than five dwelling units and used solely for residential purposes.
2. Wood framed structures two stories or less in height supported by unreinforced masonry foundation walls of less than thirty inches in height.
3. This chapter shall not apply to "Essential facilities" and "Hazardous facilities" as defined in Table No. 23-K of the Building Code.
4. Buildings such as warehouses, mausoleums, crypts, or other similar structures where human occupancy is low and infrequent as determined by the Building Official.

This chapter does not require alteration of existing electrical, plumbing, mechanical or fire safety systems unless they are removed or altered during the seismic retrofit process. (Ord. 5921 § 1, 1991)

Section 16.17.025 Definitions.

For the purpose of this chapter, the applicable definitions in the Building Code shall also apply.

"Collar joint" is the vertical space between adjacent wythes and may contain mortar.

"Crosswall" is a wall that meets the requirements of Section 16.17.055(D)(3).

"Crosswall shear capacity" is the length of the crosswall times the allowable shear value, $v_c Lo$.

"Diaphragm edge" is the intersection of the horizontal diaphragm and a shear wall.

"Diaphragm shear capacity" is the depth of the diaphragm times the allowable shear value, v_{UD} .

"Flexible diaphragm" is a diaphragm of wood construction or other construction of similar flexibility.

"Normal wall" is a wall perpendicular to the direction of seismic forces.

"Open front" is an exterior building wall plane on one side only without vertical elements of the lateral force resisting system in one or more stories.

"Pointing" is the partial reconstruction of the bed joints of an unreinforced masonry wall as defined in UBC Standard No. 24-42.

"Unreinforced masonry (URM) wall" is a masonry wall in which the area of reinforcing steel is less than twenty-five percent of the minimum required by the Building Code for reinforced masonry.

"Unreinforced masonry bearing wall" is a URM wall which provides the vertical support for a floor or roof for which the total superimposed load exceeds one hundred pounds per linear foot of wall.

"Warehouse" is a building used exclusively for the purpose of storage of goods, where due to such use, human occupancy is low and infrequent. Such buildings may require the posting of a sign identifying the structures approved use and specifying maximum occupancy levels.

"Yield story drift" is the lateral displacement of one level relative to the level above or below at which yield stress is first developed in a frame member. (Ord. 5921 § 1, 1991)

Section 16.17.030 Symbols and notations.

For the purpose of this chapter, the applicable symbols and notations in the Building Code shall also apply.

A = area of unreinforced masonry pier, square inches.

A_b = total area of the bed joints above and below the test specimen for each in-place shear test.

C_p = numerical coefficient as specified in Section 2312(g) and given in Table No. 23-P of the Building Code and Table No. A-1-A of this chapter.

D = in-plane width dimension of pier, inches, or depth of diaphragm, feet.

DCR = demand-capacity ratio specified in Section 16.17.055(D)(3)(a), Exception (B)(iii).

F_{WX} = force applied to a wall at level x, pounds.

H = least clear height of opening on either side of pier, inches.

h/t = height-to-thickness ratio of URM wall. Height, h, is measured between wall anchorage levels and/or slab-on-grade.

L = span of diaphragm between shear walls, or span between shear wall and open front, feet.

L_O = length of crosswall, feet.

L_i = effective diaphragm span for an open front building specified in Section 16.17.055(D)(8)(a), feet.

P_D = superimposed dead load at the top of the pier under consideration, pounds.

P_{D+L} = actual dead plus live load in place at the time of testing, pounds.

P_W = weight of wall, pounds.
 V_a = $V_a A$, the allowable shear in any URM pier, pounds.
 V_{cb} = total shear capacity of crosswalls in the direction of analysis immediately below the diaphragm level being investigated, ϕV_{cLO} , pounds.
 V_{ca} = total shear capacity of crosswalls in the direction of analysis immediately above the diaphragm level being investigated, ϕV_{cLO} , pounds.
 V_r = pier rocking shear capacity of any URM wall or wall pier, pounds.
 V_{WX} = total shear force resisted by a shear wall at the level under consideration, pounds.
 V_p = shear force assigned to a pier on the basis of its relative shear rigidity, pounds.
 V_s = shear force assigned to a spandrel on the basis of the shear forces in the adjacent wall piers and tributary dead plus live loads.
 V_{test} = load in pounds at incipient cracking for each in-place masonry shear test per UBC Standard No. 24-40, pounds.
 v_a = allowable shear stress for unreinforced masonry, psi.
 v_c = allowable shear value for a crosswall sheathed with any of the materials given in Tables No. A-1-C or A-1-D, pounds per foot.
 v_t = mortar shear strength as specified in Section 16.17.040(C)(2)(d)
 v_{to} = mortar shear test values as specified in Section 16.17.040(C)(2)(d).
 v_u = allowable shear value for a diaphragm sheathed with any of the materials given in Tables No. A-1-C or A-1-D, pounds per foot.
 $\phi v_u D$ = sum of diaphragm shear capacities of both ends of the diaphragm.
 $\phi \phi v_u D$ = for diaphragms coupled with crosswalls, $\phi \phi v_u D$ includes the sum of shear capacities of both ends of diaphragms coupled at and above the level under consideration.
 W_d = total dead load tributary to a diaphragm, pounds.
 ϕW_d = total dead load tributary to all of the diaphragms at and above the level under consideration, pounds.
 W_W = total dead load of an unreinforced masonry wall above the level under consideration or above an open front of a building, pounds.
 W_{WX} = dead load of a URM wall assigned to Level x halfway above and below the level under consideration. (Ord. 5921 § 1, 1991)

Section 16.17.035 General requirements

A. General. All buildings shall have a seismic resisting system conforming with Section 2303(b) of the Building Code, except as modified by this chapter.

B. Alterations and Repairs. Alterations and repairs required to meet the provisions of this chapter shall comply with all other applicable requirements of the Building Code unless specifically provided for in this chapter.

C. Requirements for Plans. The following construction information shall be included in the plans required by this chapter:

1. Dimensioned floor and roof plans showing existing walls and the size and spacing of floor and roof framing members and sheathing materials. The plans shall indicate all existing and new crosswalls and their materials of construction. The location of the crosswalls and their openings shall be fully dimensioned or drawn to scale on the plans.

2. Dimensioned wall elevations showing openings, piers, wall classes as defined in Section 16.17.040(C)(2)(f), thicknesses, heights, wall shear test locations, and cracks or damaged portions requiring repairs. The general condition of the mortar joints and if and where the joints require pointing. Where the exterior face is veneer, the type of veneer, its thickness and its bonding and/or ties to the structural wall masonry shall also be reported.

3. The type of interior wall and ceiling surfaces.

4. The extent and type of existing wall anchorage to floors and roof when used in the design.

5. The extent and type of parapet corrections which were previously performed, if any.

6. Repair details, if any, of cracked or damaged unreinforced masonry walls required to resist forces specified in this chapter.

7. All other plans, sections, and details necessary to delineate required retrofit construction including those items in Section 16.17.060. (Ord. 5921 § 1, 1991)

Section 16.17.040 Material requirements.

A. General. All materials permitted by this chapter, including their appropriate allowable design values and those existing configurations of materials specified herein, may be utilized to meet the requirements of this chapter.

B. Existing Materials. All existing materials utilized as part of the required vertical load carrying or lateral force-resisting system shall be in sound condition or shall be repaired or removed and replaced with new materials.

C. Existing Unreinforced Masonry.

1. General. All unreinforced masonry walls utilized to carry vertical loads or seismic forces parallel and perpendicular to the wall plane shall be tested as specified in this subsection. All masonry that does not meet the minimum standards established by this chapter shall be removed and replaced with new materials or alternatively shall have its structural functions replaced with new materials and shall be anchored to supporting elements.

2. Mortar.

a. Tests. The quality of mortar in all masonry walls shall be determined by performing in-place shear tests in accordance with U.B.C. Standard No. 24-40. Alternative methods of testing may be approved by the Building Official for masonry walls other than brick.

b. Location of tests. The shear tests shall be taken at locations representative of the mortar conditions throughout the entire building, taking into account variations in workmanship at different building height levels, variations in weathering of the exterior surfaces, and variations in the condition of the interior surfaces due to deterioration caused by leaks and condensation of water and/or by the deleterious effects of other substances contained within the building. The exact test location shall be determined at the building site by the engineer in responsible charge of the structural design work. An accurate record of all such tests and their location in the building shall be recorded and these results shall be submitted to the Building Department for approval as part of the structural analysis.

c. Number of tests. The minimum number of tests per class shall be as follows:

i. At each of both the first and top stories, not less than two tests per wall or line of wall elements providing a common line of resistance to lateral forces.

ii. At each of all other stories, not less than one test per wall or line of wall elements providing a common line of resistance to lateral forces.

iii. In any case, not less than one test per 1,500 square feet of wall surface nor less than a total of eight tests.

d. Minimum quality mortar.

i. Mortar shear test values, v_{to} , in psi shall be obtained for each in-place shear test in accordance with the following equation:

$$v_{to} = (V_{test} - P_{D+L})/A_b \dots\dots\dots (A1-1)$$

ii. Individual unreinforced masonry walls with v_{to} consistently less than thirty psi shall be entirely pointed prior to retesting.

iii. The mortar shear strength, v_t , is the value in psi that is exceeded by eighty percent of all of the mortar shear test values, v_{to} .

iv. Unreinforced masonry with mortar shear strength, v_t , less than thirty psi shall be removed or pointed and retested.

e. Collar joints. The collar joints shall be inspected at the test locations during each in-place shear test, and estimates of the percentage of the surfaces of adjacent wythes which are covered with mortar shall be reported along with the results of the in-place shear tests.

f. Unreinforced masonry classes. All existing unreinforced masonry shall be categorized into one or more classes based on shear strength, quality of construction, State of repair, deterioration and weathering. A class shall be characterized by the allowable masonry shear stress determined in accordance with Section 16.17.050 (B). Class shall be defined for whole walls, not for small areas of masonry within a wall.

g. Pointing. All deteriorated mortar joints in unreinforced masonry walls shall be pointed according to U.B.C. Standard No. 24-42. Nothing shall prevent pointing with mortar of all the masonry wall joints before the tests are made, except as required in Section 16.17.045 (A). (Ord. 5921 § 1, 1991)

Section 16.17.045 Quality control.

A. Pointing. All preparation and mortar pointing shall be performed with special inspection.

Exception: At the discretion of the Building Official, incidental pointing may be performed without special inspection.

B. Masonry Shear Tests. In-place masonry shear tests shall comply with UBC Standard No. 24-40.

C. Existing Wall Anchors. Existing wall anchors utilized as all or part of the required tension anchors shall be tested in pullout according to UBC Standard No. 24-41. The minimum number of anchors tested shall be four per floor, with two tests at walls with joists framing into the wall and two tests at walls with joists parallel to the wall, but not less than ten percent of the total number of existing tension anchors at each level.

D. New Bolts. One-fourth of all new shear bolts and combined tension and shear bolts in unreinforced masonry walls shall be tested according to UBC Standard No. 24-41.

Exception: Special inspection in accordance with the Building Code may be provided during installation in lieu of testing. (Ord. 5921 § 1, 1991)

Section 16.17.050 Allowable design values

A. Allowable Values.

1. Allowable values for existing materials are given in Table No. A-1-C and for new materials in Table No. A-1-D.

2. Allowable values not specified in this chapter shall be as specified elsewhere in the Building Code. Allowable values not specified in this chapter for dead load plus seismic load may be increased thirty-three percent. Allowable values not specified in this chapter for existing building elements with a combination of dead load plus floor live load plus seismic load may be increased seventy percent.

B. Masonry Shear. The allowable unreinforced masonry shear stress, v_a , shall be determined for each masonry class from the following equation:

$$v_a = 0.1v_{to} + 0.15P_D/A \dots\dots\dots (A1-2)$$

The mortar shear test value, v_{to} , shall be determined in accordance with Section 16.17.040 2(d) and not exceed one hundred psi for the determination of v_a .

The one-third increase in allowable values in Section 2303(d) of the Building Code is not allowed for v_a .

C. Masonry Compression. Where any increase in dead plus live compression stress occurs, the allowable compression stress in unreinforced masonry shall not exceed one hundred psi. The one-third increase in allowable stress in Section 2303(d) of the Building Code is allowed.

D. Masonry Tension. Unreinforced masonry shall be assumed as having no tensile capacity.

E. Existing Tension Anchors. The allowable resistance values of the existing anchors shall be forty percent of the average of the tension tests of existing anchors having the same wall thickness and joist orientation. The one-third increase in allowable stress in Section 2303(d) of the Building Code is not allowed for existing tension anchors.

F. Foundations. For existing foundations new total dead load may be increased over existing dead load by 25 percent. New total dead load plus live load plus seismic forces may be increased over existing dead load plus live load by fifty percent. Higher values may be justified only in conjunction with a geotechnical investigation. (Ord. 5921 § 1, 1991)

Section 16.17.055 Analysis and design.

A. General. Except as modified herein, the analysis and design relating to the structural alteration of existing buildings shall be in accordance with the Building Code.

The elements of buildings required to be analyzed by this chapter shall be as specified in Table No. A-1-H.

B. Selection of Procedure. Buildings shall be analyzed by the general procedure of Section 16.17.055(C) which is based on Chapter 23 of the Building Code or, when applicable, buildings may be analyzed by the Special Procedure of Section 16.17.055(D).

C. General Procedure.

1. Minimum design lateral forces. Buildings shall be analyzed to resist minimum lateral forces assumed to act non-concurrently in the direction of each of the main axis of the structure in accordance with the following:

$$V = IKCSW \dots \dots \dots (A1-3)$$

The value of IKCS need not exceed the values set forth in the Table No. A1-I based on the applicable rating classification of the building.

TABLE A1-I
HORIZONTAL FORCE FACTORS
BASED ON RATING CLASSIFICATION

RATING CLASSIFICATION	IKCS
I	0.186
II	0.133
III & IV	0.100

2. Lateral forces on elements of structures. Parts or portions of structures shall be analyzed as required in Chapter 23 of the Building Code but need not be more than the value from the following equation:

$$F_p = IC_p SW_p.$$

For the purpose of this subsection, the product of "IS" need not exceed the values set forth in the attached Table A1-J. The value of C_p need not exceed the values set forth in the attached Table A1-K.

a. Exceptions:

i. Unreinforced masonry walls for which height-to-thickness ratios do not exceed ratios set forth in Table No. A-1-B need not be analyzed for out-of plane loading. Unreinforced masonry walls which exceed the allowable h/t ratios of Table No. A-1-B shall be braced according to Section 16.17.060(E).

ii. Parapets complying with Section 16.17.060(F) need not be analyzed for out-of-plane loading.

3. Shear walls (in-plane loading). Shear walls shall comply with Section 16.17.055(E).

D. Special Procedure.

1. Limits for the application of Section 16.17.055(E). The Special Procedure of this subsection may only be applied to buildings with the following characteristics:

a. Flexible diaphragms at all levels above the base of structure.

b. A maximum of six stories above the base of the building.

c. The vertical elements of the lateral force-resisting system shall consist predominantly of masonry or concrete shear walls.

d. New vertical elements of the lateral force-resisting system consisting of steel-braced frames or special moment-resisting frames shall have a maximum overall height-to-length ratio of 1-1/2 to 1. (See Section 2312 of the Building Code.)

e. Except for single-story buildings with an open front on one side only, a minimum of two lines of vertical elements of the lateral force-resisting system parallel to each axis of the building. (See Section 16.17.055(D)(8) for open front buildings.)

2. Lateral forces on elements of structures. With the exception of the diaphragm provisions in Section 16.17.055(D), elements of structures shall comply with Section 16.17.055(C)(2).

3. Crosswalls. Crosswalls shall meet the requirements of this subsection.

a. Crosswall definition. A crosswall is a wood-framed wall sheathed with any of the materials described in Tables No. A-1-C or A-1-D. Spacing of crosswalls shall not exceed forty feet on center measured perpendicular to the direction of consideration, and shall be placed in each story of the building. Crosswalls shall extend the full story height between diaphragms.

i. Exceptions:

(A) Crosswalls need not be provided at all levels in accordance with Section 16.17.055(D)(4)(b)(iv).

(B) Existing crosswalls need not be continuous below a wood diaphragm at or within four feet of grade provided:

(i) Shear connections and anchorage requirements of Section 16.17.055(D)(5) are satisfied at all edges of the diaphragm.

(ii) Crosswalls with total shear capacity of $0.20W_d$ interconnect the diaphragm to the foundation.

(iii) The demand capacity ratio of the diaphragm between the crosswalls that are continuous to their foundations shall be calculated as:

$$DCR = [0.33W_d + V_{ca}] / 2v_u D \dots\dots\dots (A1-4)$$

and DCR shall not exceed 2.5.

b. Crosswall shear capacity. Within any forty feet measured along the span of the diaphragm, the sum of the crosswall shear capacities shall be at least thirty percent of the diaphragm shear capacity of the strongest diaphragm at or above the level under consideration.

c. Existing crosswalls. Existing crosswalls shall have a length-to-height ratio between openings of not less than 1.5. Existing crosswall connections to diaphragms need not be

investigated as long as the crosswall extends to the framing of the diaphragm above and below.

d. New crosswalls. New crosswall connections to the diaphragm shall develop the crosswall shear capacity. New crosswalls shall have the capacity to resist an overturning moment equal to the crosswall shear capacity times the story height. Crosswall overturning moments need not be cumulative over more than two stories.

e. Other crosswall systems. Other systems, such as special moment-resisting frames, may be used as crosswalls provided that the yield story drift does not exceed one inch in any story.

4. Wood diaphragms.

a. Acceptable diaphragm span. A diaphragm is acceptable if the point (L,DCR) on Figure No. A-1-1, falls within Regions 1, 2, or 3.

b. Demand-capacity ratios. Demand-capacity ratios shall be calculated for the diaphragm at any level according to the following formulas:

i. For a diaphragm without qualifying crosswalls at levels immediately above or below:

$$DCR = 0.83Z W_d / \bar{v}_u D \dots\dots\dots (A1-5)$$

ii. For a diaphragm in a single-story building with qualifying crosswalls:

$$DCR = 0.83Z W_d / (\bar{v}_u D + v_{cb}) \dots\dots\dots (A1-6)$$

iii. For diaphragms in a multi-story building with qualifying crosswalls in all levels:

$$DCR = 0.83Z \bar{W}_d / (\bar{v}_u D + v_{cb}) \dots\dots\dots (A1-7)$$

DCR shall be calculated at each level for the set of diaphragms at and above the level under consideration. In addition, roof diaphragm shall also meet the requirements of Formula (A1-6).

iv. For a roof diaphragm and the diaphragm directly below if coupled by crosswalls:

$$DCR = 0.83Z \bar{W}_d / \bar{v}_u D \dots\dots\dots (A1-8)$$

c. Chords. An analysis for diaphragm flexure need not be made and chords need not be provided.

d. Collectors. An analysis of diaphragm collector forces shall be made for the transfer of diaphragm edge shears into vertical elements of the lateral force resisting system. Collector forces may be resisted by new or existing elements.

e. Diaphragm openings.

i. Diaphragm forces at corners of openings shall be investigated and shall be developed into the diaphragm by new or existing materials.

ii. In addition to the demand capacity ratios of Section 16.17.055(D)(4)(b), the demand capacity ratio of the portion of the diaphragm adjacent to an opening shall be calculated using the opening dimension as the span.

iii. Where an opening occurs in the end quarter of the diaphragm span $v_u D$ for the demand capacity ratio, calculation shall be based on the net depth of the diaphragm.

5. Diaphragm shear transfer. Diaphragms shall be connected to shear walls with connections capable of developing a minimum force given by the lesser of the following formulas:

$$V = 0.50Z C_p W_d \dots\dots\dots (A1-9)$$

using the C_p values in Table No. A-1-A, or

$$V = v_u D \dots\dots\dots (A1-10)$$

6. Shear walls (in-plane loading)--special procedure.

a. Wall story force. The wall story force distributed to a shear wall at any diaphragm level shall be the lesser value calculated as:

i. For buildings without crosswalls,

$$F_{wx} = 0.33Z (W_{wx} + W_d/2) \dots\dots\dots (A1-11)$$

but need not exceed

$$F_{wx} = 0.33ZW_{wx} + v_u D \dots\dots\dots (A1-12)$$

- ii. For buildings with crosswalls in all levels:

$$F_{wx} = 0.25Z(W_{wx} + W_d/2) \dots\dots\dots (A1-13)$$

but need not exceed

$$F_{wx} = 0.25Z[W_{wx} + \alpha W_d(v_u D / \alpha v_u D)] \dots\dots\dots (A1-14)$$

and need not exceed

$$F_{wx} = 0.25ZW_{wx} + v_u D \dots\dots\dots (A1-15)$$

- b. Wall story shear. The wall story shear shall be the sum of the wall story forces at and above the level of consideration:

$$V_{wx} = \sum F_{wx} \dots\dots\dots (A1-16)$$

- c. Shear wall analysis. Shear walls shall comply with Section 16.17.055(E).

d. Moment frames. Moment frames used in place of shear walls shall be designed as required in Chapter 23 of the Building Code except that the forces shall be as specified in Section 16.17.055(D)(6)(a) and the interstory drift ratio shall be limited to 0.005, except as further limited in Section 16.17.055(E)(3)(b).

7. Out-of-plane forces--unreinforced masonry walls.

a. Allowable unreinforced masonry wall height-to-thickness ratios. The provisions of Section 16.17.055(C)(2) are applicable except that the allowable height-to-thickness ratios given in Table No. A1-B shall be determined from Figure A1-1 as follows:

i. In Region 1, height-to-thickness ratios for buildings with crosswalls may be used if qualifying crosswalls are present in all stories.

ii. In Region 2, height-to-thickness ratios for buildings with crosswalls may be used whether or not qualifying crosswalls are present.

iii. In Region 3, height-to-thickness ratios for all other buildings shall be used whether or not qualifying crosswalls are present.

b. Walls with diaphragm in different regions. When diaphragms above and below the wall under consideration have DCRs in different regions of Figure A1-1, the lesser height-to-thickness ratio shall be used.

8. Buildings with open fronts. A building with an open front on one side shall have crosswalls parallel to the open front and shall be designed by the following procedure:

a. Effective diaphragm span, L_i , for use in Figure No. A1-1 shall be determined in accordance with the following formula:

$$L_i = 2[(W_w/W_d) \times L + L] \dots\dots\dots (A1-17)$$

- b. Diaphragm demand/capacity ratio shall be calculated as:

$$DCR = 0.83Z(W_d + W_u)/[(v_u D) + V_c] \dots\dots\dots (A1-18)$$

E. Analysis of Vertical Elements of the Lateral Force-Resisting System. Applicable to both general procedure and special procedure buildings.

1. Existing unreinforced masonry walls.

a. Flexural rigidity. Flexural components of deflection may be neglected in determining the rigidity of an unreinforced masonry wall.

b. Shear walls with openings. Wall piers shall be analyzed according to the following procedure:

- i. For any pier,

(A) The pier shear capacity shall be calculated as:

$$V_a = v_a D t \dots\dots\dots (A1-19)$$

(B) The pier rocking shear capacity shall be calculated as:

$$V_r = 0.5 P_D D / H \dots\dots\dots (A1-20)$$

ii. The wall piers at any level are acceptable if they comply with one of the following modes of behavior:

(A) Rocking controlled mode. When the pier rocking shear capacity is less than the pier shear capacity, i.e. $V_r < V_a$ for each pier in a level, forces in the wall at that level, V_{wx} , shall be distributed to each pier, V_p , in proportion to $P_D D/H$.

For the wall at that level:

$$V_{wx} < \hat{a} V_r \dots \dots \dots (A1-21)$$

(B) Shear controlled mode. Where the pier shear capacity is less than the pier rocking capacity, i.e. $V_a < V_r$ in at least one pier in a level, forces in the wall at that level, V_{wx} , shall be distributed to each pier, V_p , in proportion to D/H .

For each pier at that level:

$$V_p \leq V_a \dots \dots \dots (A1-22)$$

and

$$V_p \leq V_r \dots \dots \dots (A1-23)$$

If $V_p \leq V_a$ for each pier and $V_p > V_r$ for one or more piers, such piers shall be omitted from the analysis, and the procedure shall be repeated for the remaining piers, unless the wall is strengthened and reanalyzed.

iii. Masonry pier tension stress. Unreinforced masonry wall piers need not be analyzed for tension stress.

c. Shear walls without openings. Shear walls without openings shall be analyzed as for walls with openings except that V_r shall be calculated as follows:

$$V_r = (0.50P_D + 0.25P_W)D/H \dots \dots \dots (A1-24)$$

2. Plywood sheathed shear walls. Plywood sheathed shear walls may be used to resist lateral loads for buildings with flexible diaphragms analyzed according to provisions of Section 16.17.055(C). Plywood sheathed shear walls may not be used to share lateral loads with other materials along the same line of resistance.

3. Combinations of vertical elements.

a. Lateral force distribution. Lateral forces shall be distributed among the vertical resisting elements in proportion to their relative rigidities except that moment frames shall comply with Section 16.17.055(E)(3)(b).

b. Moment-resisting frames. A moment frame shall not be used with an unreinforced masonry wall in a single line of resistance unless the wall has piers that are capable of sustaining rocking in accordance with Section 16.17.055(E)(1)(b) and the frames are designed to carry one hundred percent of the lateral forces and the interstory drift ratio shall be limited to 0.005. (Ord. 5921 § 1, 1991)

Section 16.17.060 Detailed system design requirements.

A. Wall anchorage.

1. Anchor locations. All unreinforced masonry walls shall be anchored at the roof and floor levels as required in Section 16.17.055(C)(2). Ceilings with substantial rigidity and abutting masonry walls shall be connected to walls with tension bolts at a maximum anchor spacing of six feet. Ceiling systems with substantial mass shall be braced at the ceiling perimeter to the roof or floor diaphragms.

2. Anchor requirements. Anchors shall be tension bolts through the wall as specified in Table No. A1-D, or by an approved equivalent at a maximum anchor spacing of six feet. All existing wall anchors shall be secured to the joists to develop the required forces. The Building Official may require testing to verify the adequacy of the embedded ends of existing wall anchors.

3. Minimum wall anchorage. Anchorage of masonry walls to each floor or roof shall resist a minimum force determined by Section 2312(g)2 of the Building Code or two hundred

pounds per linear foot, whichever is greater, acting normal to the wall at the level of the floor or roof. Existing wall anchors, installed under previous permits, must meet or must be upgraded to meet the requirements of this chapter.

4. Anchors at corners. At the roof and all floor levels, both shear and tension anchors shall be provided within two feet horizontally from the inside of the corners of the walls.

5. Anchors with limited access. When access to the exterior face of the masonry wall is prevented by proximity of an existing building, wall anchors conforming to Item 5 in Table No. A1-D may be used.

B. Diaphragm Shear Transfer. Shear bolts shall have a maximum bolt spacing of six feet.

C. Collectors. Collector elements shall be provided which are capable of transferring the seismic forces originating in other portions of the building to the element providing the resistance to those forces.

D. Ties and Continuity. Ties and continuity shall conform to Section 2313(h)2E of the Building Code.

E. Wall Bracing.

1. General. Where a wall height-to-thickness ratio exceeds the specified limits, the wall may be laterally supported by vertical bracing members per Section 16.17.060(E)(2) or by reducing the wall height by bracing per Section 16.17.060(E)(3).

2. Vertical Bracing Members. Vertical bracing members shall be attached to floor and roof construction for their design loads independently of required wall anchors. Horizontal spacing of vertical bracing members shall not exceed one-half the unsupported height of the wall nor ten feet. Deflection of such bracing members at design loads shall not exceed one-tenth of the wall thickness.

3. Intermediate Wall Bracing. The wall height may be reduced by bracing elements connected to the floor or roof. Horizontal spacing of the bracing elements and wall anchors shall be as required by design but shall not exceed six feet on center. Bracing elements shall be detailed to minimize the horizontal displacement of the wall by the vertical displacement of the floor or roof.

F. Parapets. Parapets and exterior wall appendages not conforming to this chapter shall be removed, or stabilized or braced to ensure that the parapets and appendages remain in their original position.

The maximum height of an unbraced unreinforced masonry parapet above the lower of either the level of tension anchors or roof sheathing, shall not exceed one and one-half times the thickness of the parapet wall. Parapet height may be a maximum of two and one-half times its thickness in other than Seismic Zone No. 3 and 4. If the required parapet height exceeds this maximum height, a bracing system designed for the force factors specified in Table No. 23-P of the Building Code for walls shall support the top of the parapet. Parapet corrective work must be performed in conjunction with the installation of tension roof anchors.

The minimum height of a parapet above the wall anchor shall be twelve inches.

EXCEPTION: If a reinforced concrete beam is provided at the top of the wall, the minimum height above the wall anchor may be six inches.

G. Veneer.

1. Unreinforced masonry walls which carry no design loads other than their own weight may be considered as veneer if they are adequately anchored to new supporting elements.

2. Veneer shall be anchored with approved anchor ties, conforming to the required design capacity specified in the Building Code and placed at a maximum spacing of twenty-four inches with a maximum supported area of two square feet.

EXCEPTION: Existing veneer anchor ties may be acceptable provided the ties are in good condition and conform to the following minimum size, maximum spacing and material requirements.

Existing veneer anchor ties shall be corrugated galvanized iron strips not less than one inch in width, eight inches in length and one-sixteenth inch in thickness or equal and shall be located and laid in every alternate course in the vertical height of the wall at a spacing not to exceed seventeen inches on centers horizontally. As an alternate, such ties may be laid in every fourth course vertically at a spacing not to exceed nine inches on centers horizontally.

3. The location and condition of existing veneer anchor ties shall be verified as follows:

a. An approved testing laboratory shall verify the location and spacing of the ties and shall submit a report to the Building Official for approval as a part of the structural analysis.

b. The veneer in a selected area shall be removed to expose a representative sample of ties (not less than four) for inspection by the Building Official.

H. Truss and Beam Supports. Where trusses and beams other than rafters or joists are supported on masonry, independent secondary columns shall be installed to support vertical loads of the roof or floor members. The loads shall be transmitted down to adequate support.

EXCEPTION: Secondary supports are not required in Seismic Zone Nos. 1, 2A and 2B.

I. Adjacent Buildings.

1. Where elements of adjacent buildings do not have a separation of at least five inches, the allowable height-to-thickness ratios for buildings with crosswalls per Table No. A1-B shall not be used in the direction of consideration.

2. Where buildings do not have a separation of at least five inches and the diaphragm levels of the adjoining structures differ by more than one and one-half times the wall thickness, supplemental vertical gravity load carrying members shall be added to support the loads normally carried by the wall and such members shall not be attached to the wall. The loads shall be transmitted down to the foundation. (Ord. 5921 § 1, 1991)

Section 16.17.065 Administrative provisions.

A. Definitions. For the purposes of this chapter, the applicable definitions in the Building Code shall also apply.

"High-risk building" is any building, other than an essential or hazardous building, having an occupant load of one hundred occupants or more as determined by Section 3302(a) of the Building Code.

EXCEPTION: A high-risk building shall not include the following:

1. Any building having exterior walls braced with masonry crosswalls or woodframe crosswalls spaced less than forty feet apart in each story. Crosswalls shall be full-story height with a minimum length of one and one-half times the story height.

2. Any building used for its intended purpose, as determined by the Building Official, for less than twenty hours per week.

"Low-risk building" is any building, other than an essential or hazardous building, having an occupant load as determined by Section 3302(a) of the Building Code of less than twenty occupants.

"Medium-risk building" is any building, not classified as a high-risk building or an essential or hazardous building, having an occupant load as determined by Section 3302(a) of the Building Code of twenty occupants or more.

B. Rating Classifications. The rating classifications identified in Table No. A1-E are hereby established and each building within the scope of this chapter shall be placed in one such rating classification by the Building Official. The total occupant load of the entire building as determined by Section 3302(a) of the Building Code shall be used to determine the rating classification.

EXCEPTION: For purposes of this chapter, portions of buildings constructed to act independently when resisting seismic forces, and have required exits with independent travel paths, may be placed in separate rating classifications.

C. Compliance Requirements.

1. The owner of each building within the scope of this chapter shall, upon service of an order and within the time limits set forth in this chapter, cause a structural analysis to be made of the building by an engineer or architect licensed by the State to practice as such and, if the building does not comply with earthquake standards specified in this chapter, the owner shall cause it to be structurally altered to conform to such standards or shall cause the building to be demolished.

2. The owner of a building within the scope of this chapter shall comply with the requirements set forth above by submitting to the Building Official for review within the Stated time limits:

a. Within three hundred sixty days after service of the order, a structural analysis, which is subject to approval by the Building Official, and which shall demonstrate that the building meets the minimum requirements of this chapter; or

b. Within three hundred sixty days after service of the order, the structural analysis and plans for structural alterations of the building to comply with this chapter; or

c. Within one hundred eighty days after service of the order, plans for the installation of wall anchors in accordance with the requirements specified in Section 16.17.060; or

d. Within three hundred sixty days after service of the order, plans for the demolition of the building;

e. Applications for demolition of qualified historical buildings shall be reviewed in accordance with the Cultural Resources Ordinance, Title 20 of the Municipal Code.

3. After plans are submitted and approved by the Building Official, the owner shall obtain a building permit and then commence and complete the required construction or demolition within the time limits set forth in Table No. A1-F. These time limits shall begin to run from the date the order is served in accordance with Section 16.17.065(E)(2), except that the time limit to commence structural alteration or demolition shall begin to run from the date the building permit is issued.

4. Owners complying with Paragraphs 2c and 2e of this subsection are also required to comply with Paragraphs 2b and 2d of this subsection provided, however, that the three hundred sixty-day period provided for in Paragraphs 2b or 2d and the time limits for obtaining a building permit and to complete structural alterations or building demolition set forth in Table A1-F shall be extended in accordance with Table No. A1-G. Each such extended time limit shall begin to run from the date the order is served in accordance with Section 16.17.065(E), except that the time limit to commence structural alterations or demolition shall begin to run from the date the building permit is issued.

Owners not complying with Paragraphs 2C and 2E of this subsection shall comply with Paragraphs 2B or 2D within the time limits shown in Table A1-F. Buildings not complying shall be declared hazardous and be vacated and abated in accordance with City ordinances.

D. Special Requirements for Historic Buildings.

1. Plans for seismic upgrading of qualified historical buildings shall be reviewed by the Cultural Heritage Board. The basis of review shall be the Design Guidelines and the Secretary of the Interior's Standards and with the following requirements:

a. Features of architectural or historic significance shall be retained and reattached, braced, or stabilized, as required.

b. In-wall anchors shall be used on historic buildings instead of through-wall anchors, especially on the principal facade. Through-wall anchors on other facades may be permitted, provided that their locations and treatment are approved by the Cultural Heritage Board or its staff.

c. Closure of historic openings on the principal facade shall not be permitted and shall be discouraged on secondary facades. If closure of such openings on secondary facades is unavoidable, the materials used shall be compatible with the existing exterior materials of the

secondary facade wall.

d. Historic parapets shall be braced rather than removed.

e. Historic architectural veneer posing a safety hazard shall be stabilized and reanchored to the building.

2. The purpose and intent of the plan review and guidelines shall be to minimize the effects of seismic strengthening on the exterior appearance of the building.

3. In the case of a qualified historical building, plans showing proposed test and core locations shall be submitted for review and approval by the Cultural Heritage Board or its staff in order to minimize the effect on the exterior appearance of the building. Repairs after testing shall match original adjacent existing.

4. This chapter does not require alteration of existing electrical, plumbing, mechanical or fire-safety systems.

E. Administration.

1. Order--Service.

a. The Building Official shall, in accordance with the priorities set forth in Table No. A1-G, issue an order as provided in this section to the owner of each building within the scope of this chapter.

b. Prior to the service of an order as set forth in Table No. A1-G, a bulletin may be issued to the owner as shown upon the last equalized assessment roll or to the person in apparent charge or control of a building considered by the Building Official to be within the scope of this chapter. The bulletin may contain information the Building Official deems appropriate. The bulletin may be issued by mail or in person.

2. Order--Priority of Service. Priorities for the service of the order for buildings within the scope of this chapter shall be in accordance with the rating classification as shown on Table No. A1-G. Within each separate rating classification, the priority of the order shall normally be based upon the occupant load of the building. The owners of the buildings housing the largest occupant loads shall be served first. The minimum time period prior to the service of the order as shown on Table No. A1-G shall be measured from the effective date of this chapter. The Building Official may, upon receipt of a written request from the owner, order such owner to bring his building into compliance with this chapter prior to the normal service date for such building set forth in this chapter.

3. Order--Contents. The order shall be in writing and shall be served either personally or by certified or registered mail upon the owner as shown on the last equalized assessment roll, and upon the person, if any, in apparent charge or control of the building. The order shall specify that the building has been determined by the Building Official to be within the scope of this chapter and, therefore, is required to meet the minimum seismic standards of this chapter. The order shall specify the rating classification of the building and shall be accompanied by a copy of Section 16.17.065(C), which sets forth the owner's alternatives and time limits for compliance.

4. Appeal from Order. The owner of the building may appeal the Building Official's initial determination that the building is within the scope of this chapter to the Board of Appeals established by Section 204 of the Building Code. Such appeal shall be filed with the Board within sixty days from the service date of the order described in Section 16.17.065(E)(3). Any such appeal shall be decided by the Board no later than ninety days after writing and the grounds thereof shall be stated clearly and concisely. Appeals or requests for modifications from any other Building Official pursuant to this chapter shall be made in accordance with the procedures established in Sections 105 and 106 of the Building Code.

5. Recordation. At the time that the Building Official serves the aforementioned order, the Building Official shall also file with the office of the County Recorder a certificate stating that the subject building is within the scope of the chapter and is a potentially earthquake hazardous building. The certificate shall also state that the owner thereof has been ordered to structurally

analyze the building and to structurally alter or demolish it where compliance with this chapter has not been demonstrated.

If the building is either demolished, found not to be within the scope of this chapter, or is structurally capable of resisting minimum seismic forces required by this chapter as a result of structural alterations or an analysis, the Building Official shall file with the office of the County Recorder a form terminating the status of the subject building as being classified within the scope of this chapter.

6. Enforcement. If the owner in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this chapter within any of the time limits set forth in Section 16.17.065(C), the Building Official shall verify that the record owner of this building has been properly served. If the order has been served on the record owner, then the Building Official shall order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within ninety days after the date the building has been ordered vacated or such additional time as may have been granted by the Board of Appeals, the Building Official may order its demolition in accordance with the provisions of Section 203 of the Building Code.

7. Should the City fail to enact a financial incentives program to facilitate the herein ordinance on or before December 31, 1991, the time provisions requiring compliance shall be tolled from December 31, 1991, until such time as a financial incentives program approved by the City Council is adopted. (Ord. 5921 § 1, 1991)

TABLE NO. A1-A
HORIZONTAL FORCE FACTOR C_p

CONFIGURATION OF MATERIALS	C_p
Roofs with straight or diagonal sheathing and roofing applied directly to the sheathing, or floors with straight tongue and groove sheathing.	0.5
Diaphragms with double or multiple layers of boards with edges offset and blocked plywood systems.	0.75

TABLE NO. A1-B
ALLOWABLE VALUE OF HEIGHT-THICKNESS RATIO OF
UNREINFORCED MASONRY WALLS

Wall Types	Seismic Zone 2B and 3 Buildings	Seismic Zone 4 Buildings With Crosswalls	Seismic Zone 4 All Other Buildings
Walls of one-story buildings	16	16 ^{2,3}	13

First-story wall of multi-story building	18	16	15
Walls in top story of multi-story buildings	14	14 ^{2,3}	9
All other walls	16	16	13

¹Applies to the Special Procedures of Section A109(d) only. See Section A109(d)7 for other restrictions.

²This value of height-to-thickness ratio may be used only where mortar shear tests in accordance with Section A103 establish a tested mortar shear strength, v_t , of not less than 100 psi or where the tested mortar shear strength, v_t , is not less than 60 psi and a visual examination of the collar joint indicates not less than 50 percent mortar coverage.

³Where a visual examination of the collar joint indicates not less than 50 percent mortar coverage and the tested mortar shear strength, v_t , when established in accordance with Section A103 is greater than 30 psi but less than 60 psi, the allowable height-to-thickness ratio may be determined by linear interpolation between the larger and smaller ratios in direct proportion to the tested mortar shear strength, v_t .

TABLE NO. A1-C
ALLOWABLE VALUES FOR EXISTING MATERIALS

EXISTING MATERIALS OR CONFIGURATIONS OF MATERIALS ¹	ALLOWABLE VALUES
1. HORIZONTAL DIAPHRAGMS ⁴	
a. Roofs with straight sheathing and roofing applied directly to the sheathing.	100 lbs. per foot for seismic shear
b. Roofs with diagonal sheathing and roofing applied directly to the sheathing.	250 lbs. per foot for seismic shear
c. Floors with straight tongue-and-groove sheathing.	100 lbs. per foot for seismic shear
d. Floors with straight sheathing and finished wood flooring with board edges offset or perpendicular.	500 lbs. per foot for seismic shear
e. Floors with diagonal sheathing and finished wood flooring.	600 lbs. per foot for seismic shear
2. CROSSWALLS ^{2,4}	

a. Plaster on wood or metal lath.	Per side: 200 lbs. per foot for seismic shear
b. Plaster on gypsum lath.	175 lbs. per foot for seismic shear

TABLE NO. A1-C
ALLOWABLE VALUES FOR EXISTING MATERIALS (Cont.)

EXISTING MATERIALS OR CONFIGURATIONS OF MATERIALS ¹	ALLOWABLE VALUES ⁴
c. Gypsum wall board, unblocked edges.	75 lbs. per foot for seismic shear 125 lbs. per foot for seismic shear
d. Gypsum wall board, blocked edges.	
3. EXISTING FOOTINGS, WOOD FRAMING, STRUCTURAL STEEL, AND REINFORCED STEEL	$f'_c = 1,500$ psi unless otherwise shown by tests.
a. Plain concrete footings.	Allowable stress same as No. 1 D.F. ³
b. Douglas fir wood.	$f_t = 18,000$ lbs. per square inch maximum. ³
c. Reinforcing steel.	$f_t = 20,000$ lbs. per square inch maximum. ³
d. Structural steel.	

¹Material must be sound and in good condition.

²Shear values of these materials may be combined, except the total combined value shall not exceed 300 lbs. per foot.

³Stresses given may be increased for combinations of loads as specified in Section A108.

⁴A one-third increase in allowable stress is not allowed.

TABLE NO. A1-D ⁴
ALLOWABLE VALUES OF NEW MATERIALS USED
IN CONJUNCTION WITH EXISTING CONSTRUCTION

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES ⁴
<p>1. HORIZONTAL DIAPHRAGMS</p> <p>Plywood sheathing applied directly over existing straight sheathing with ends of plywood sheets bearing on joists or rafters and edges of plywood located on center of individual sheathing boards.</p>	225 lbs. per foot
<p>2. CROSSWALLS</p> <p>a. Plywood sheathing applied directly over wood studs. No value shall be given to plywood applied over existing plaster or wood sheathing.</p> <p>b. Drywall or plaster applied directly over wood studs.</p> <p>c. Drywall or plaster applied to sheathing over existing wood studs.</p>	<p>1.33 times the value specified in Table No. 25-K-1 Uniform Building Code for shear walls.</p> <p>100 percent of the values in Table No. 47-I of the Uniform Building Code.</p> <p>50 percent of the values plywood specified in Table No. 47-I of the Uniform Building Code.</p>

TABLE NO. A1-D ⁴
ALLOWABLE VALUES OF NEW MATERIALS USED
IN CONJUNCTION WITH EXISTING CONSTRUCTION
(continued)

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES ⁴
<p>4. TENSION BOLTS</p> <p>Bolts extending entirely through unreinforced masonry walls secured with bearing plates on far side of a 3 wythe minimum wall with at least 30 square inches of area.^{2,3}</p>	<p>1800 lbs. per bolt</p> <p>900 lbs. for 2 wythe walls</p>
<p>5. SHEAR BOLTS</p> <p>Bolts embedded a minimum of 8 inches into unreinforced masonry walls. Bolts shall be centered</p>	133 percent of the values for plain masonry specified for solid

<p>in 2 1/2-inch-diameter hole with the dry-pack or non-shrink grout around circumference of bolt.^{1,3}</p> <p>6. COMBINED TENSION AND SHEAR BOLTS</p> <p>a. Through Bolts - Combined Shear and Tension</p> <p>Bolts meeting the above requirements for tension bolts and shear bolts.^{1,2,3}</p> <p>b. Embedded Bolts - Combined Shear and Tension</p>	<p>masonry in Tables No. 24-E of Uniform Building Code. No values larger than those given for 3/4-inch bolts shall be used.</p> <p>Tension: Same as for tension bolts Shear: Same as for shear bolts</p>
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TABLE NO. A1-D ⁴
ALLOWABLE VALUES OF NEW MATERIALS USED
IN CONJUNCTION WITH EXISTING CONSTRUCTION
(continued)

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES ⁴
<p>Bolts extending to the exterior face of the wall with a 2 1/2-inch round plate under the head and drilled at an angle of 22 1/2 degrees to the horizontal. Installed as specified for shear bolts.^{1,2,3}</p> <p>7. INFILLED WALLS</p> <p>Reinforced masonry infilled openings in existing unreinforced masonry walls. Provide keys or dowels to match reinforcing.</p> <p>8. REINFORCED MASONRY</p> <p>Masonry piers and walls reinforced per Chapter 24.</p> <p>9. REINFORCED CONCRETE</p> <p>Concrete footings, walls and piers reinforced as specified in Chapter 26 of the Uniform Building Code and designed for tributary loads.</p>	<p>Tension: Same as for tension bolts Shear: Same as for shear bolts</p> <p>Same as values specified for unreinforced masonry walls.</p> <p>Same as values specified in Section 2409.</p> <p>Same as values specified in Chapter 26 of the Uniform Building Code.</p>

¹Bolts to be tested as specified in Section A107.

²Bolts to be 1/2-inch minimum in diameter.

³Drilling for bolts and dowels shall be done with an electric rotary drill. Impact tools shall not be used for drilling holes or tightening anchors and shear bolt nuts.

⁴A one-third increase in allowable stress is not allowed.

TABLE NO. A1-E
RATING CLASSIFICATIONS

TYPE OF BUILDING	CLASSIFICATION
Essential Building	I
Hazardous Building	I
High-Risk Building	II
Medium-Risk Building	III
Low-Risk Building	IV

TABLE NO. A1-F
TIME LIMITS FOR COMPLIANCE

Required Action By Owner	Obtain Building Permit Within	Commence Construction Within	Complete Construction Within
Structural Alterations or Building Demolition	1 year ¹	180 days ²	3 years
Wall Anchors	180 days ¹	270 days ²	1 year

¹Measured from date of service of order.

²Measured from date of building permit issuance.

TABLE A1-G
EXTENSIONS OF TIME AND SERVICE PRIORITIES

Rating Classification	Occupant Load	Extension of Time if Wall Anchors are Installed	Periods for Service of Order
I (Highest Priority)	N/A	N/A	N/A
II-A	300 or more	---	360 days
II-B	100 to 299	1 year	540 days
III-A	100 or more	1 year	2 years

III-B	More than 50 but Less than 100	1 year	3 years
III-C	More than 19 but Less than 51	1 year	4 years
IV (Lowest Priority)	Less than 20	1 year	5 years

TABLE NO. A1-H
ELEMENTS REGULATED BY THIS CHAPTER

	SEISMIC ZONE				
BUILDING ELEMENTS	1	2A	2B	3	4
Parapets	M	M	M	M	M
Walls, Anchorage	M	M	M	M	M
Walls, h/t Ratios			M	M	M
Walls, In-place Shear			M	M	M
Diaphragms, Shear Transfer			M	M	M
Diaphragms, Demand-Capacity Ratios ¹				M	M

¹Applies only to buildings designed according to the Special Procedures of Section A109(d).

TABLE NO. A1-I
HORIZONTAL FORCE FACTORS BASED
ON RATING CLASSIFICATION

RATING IKCS
0.186
0.133
0.100

TABLE NO. A1-J
HORIZONTAL FORCE FACTORS AIS@
FOR PARTS OR PORTIONS OF STRUCTURES

RATING
IS

1.50
1.00
0.75

TABLE NO. A1-K
HORIZONTAL FORCE FACTOR $AC_{@}$ FOR PARTS OR PORTIONS OF
BUILDINGS OR OTHER STRUCTURES

Part or Portion of Buildings	Direction of Force	Value of $C_{@}$
Exterior bearing and non-bearing walls; interior bearing walls and partitions; interior nonbearing walls and partitions over 10 feet in height; masonry fences over 6 feet in height.	Normal-to-flat surface	0.20
Cantilever parapet and other cantilever walls, except retaining walls.	Normal-to-flat surface	1.00
Exterior and interior ornamentations and appendages.	Any direction	1.00
(continued)		

TABLE NO. A1-K
HORIZONTAL FORCE FACTOR $AC_{@}$ FOR PARTS OR PORTIONS OF
BUILDINGS OR OTHER STRUCTURES
(continued)

Part or Portion of Buildings	Direction of Force	Value of $C_{@}$
When connected to or a part of a building tower, tank, towers and tanks plus	Any direction	0.20

contents, racks over 8 feet
3 inches in height plus
contents, chimneys, smokestacks
and penthouses.

When connected to or a part
of a building: Rigid and
rigidly mounted equipment
and machinery not required
for continued operation of
essential occupancies.

Any horizontal
direction

0.20

Tanks plus effective
contents resting on the
ground.

Any direction

0.12

Floors and roofs acting in the plane of
as diaphragms.

0.12
the diaphragm

Prefabricated structural
elements, other than walls,
with force applied at center
of gravity of assembly.

Any horizontal
direction

0.30

Connections for exterior
panels or elements.

Any direction

2.00

TABLE NO. A1-K
HORIZONTAL FORCE FACTOR $AC_{@}$ FOR PARTS OR PORTIONS OF
BUILDINGS OR OTHER STRUCTURES
(continued)

NOTES for Table No. A1-K

See Section 9608(b) for use of $C_{@}$.

When located in the upper portion of any building with a ratio of 5 to 1 or greater, the value shall be increased by 50 percent.

For flexible and flexibly mounted equipment and machinery, the appropriate values for $C_{@}$ shall be determined with consideration given to both the dynamic properties of the equipment and machinery and to the building or structure in which it is placed.

The $W_{@}$ for storage racks shall be the weight of the racks plus contents. The value of $C_{@}$ for racks over two storage support levels in height shall be 0.16 for the levels below the top two levels.

The design of the equipment and machinery and their anchorage is an integral part of the design and specification of such equipment and machinery. The structure to which the equipment or machinery is mounted shall be capable of resisting the anchorage forces (see

also Section 2312(k))

Floor and roofs acting as diaphragms shall be designed for a minimum force resulting from a C_u of .12 applied to W_u unless a greater force results from the distribution of lateral forces in accordance with Section 2312(e).

UNIFORM BUILDING CODE STANDARD NO. 24-40 IN-PLACE MASONRY SHEAR TESTS

See Appendix Chapter 1, Uniform Code for Building Conservation

The bed joints of the outer wythe of the masonry shall be tested in shear by laterally displacing a single brick relative to the adjacent bricks in the same wythe. The head joint opposite the loaded end of the test brick shall be carefully excavated and cleared. The brick adjacent to the loaded end of the test brick shall be carefully removed by sawing or drilling and excavating to provide space for a hydraulic ram and steel loading blocks. Steel blocks, the size of the end of the brick, shall be used on each end of the ram to distribute the load to the brick. The blocks shall not contact the mortar joints. The load shall be applied horizontally, in the plane of the wythe, until either a crack can be seen or slip occurs. The strength of the mortar shall be calculated by dividing the load at the first crack or movement of the test brick by the nominal gross area of the sum of the two bed joints.

UNIFORM BUILDING CODE STANDARD NO. 24-41 TESTS OF ANCHORS IN UNREINFORCED MASONRY WALLS

See Appendix Chapter 1, Uniform Code for Building Conservation

Existing Anchors

The test apparatus shall be supported on the masonry wall at a minimum distance of the wall thickness from the anchor tested. Existing wall anchors shall be given a preload of 300 pounds prior to establishing a datum for recording elongation. The tension test load reported shall be recorded at 1/8-inch relative movement of the anchor and the adjacent masonry surface. Results of all tests shall be reported. The report shall include the test results as related to the wall thickness and joist orientation.

Combined Shear and Tension Bolts

Combined shear and tension bolts embedded in unreinforced masonry walls shall be tested using a torque calibrated wrench to the following minimum torques:

1/2-inch-diameter bolts--40 foot lbs.

5/8-inch-diameter bolts--50 foot lbs.

3/4-inch-diameter bolts--60 foot lbs.

All nuts shall be installed over malleable iron or plate washers when bearing on wood and heavy cut washers when bearing on steel.

UNIFORM BUILDING CODE STANDARD NO. 24-42 POINTING OF UNREINFORCED MASONRY WALLS

See Appendix Chapter 1, Uniform Code for Building Conservation

POINTING

The old mortar should be cut out, by means of a toothing chisel or a special painter's grinder, to a uniform depth of 3/4", or until sound mortar is reached. Care must be taken not to damage the brick edges. All dust and debris must be removed from the joint by brushing, blowing air or rinsing with water.

Mortar mix shall be Type "S" proportions as called for in the construction specifications. The tuck-pointing mortar should be pre-hydrated to reduce excessive shrinkage. The proper pre-hydration process is as follows:

All dry ingredients should be thoroughly mixed. Only enough clean water should be added to the dry mix to produce a damp, workable consistency which will retain its shape when formed into a ball. The mortar should stand in this dampened condition for one to one and one-half hours.

The joints to be tuck-pointed should be dampened, but to ensure a good bond, the brickwork must absorb all surface water. Water should be added to the pre-hydrated mortar to bring it to a workable consistency (somewhat drier than conventional mortar). The mortar should be packed tightly into the joints in thin layers (1/4" maximum). Each layer should become "thumbprint hard" before applying the next layer. The joints should be tooled to match the original profile after the last layer of mortar is "thumbprint hard."

RELAYING OF BRICK

Replacement bricks must match the originals with respect to size, color, and texture where exposed. A tuck-pointing toothing chisel should be used to cut out the mortar which surrounds the affected units. Power driven impact tools are not allowed. Once the units are removed, all of the old mortar shall be carefully chiseled out and all dust and debris shall be swept out with a brush.

If used brick is to be relayed, it shall be cleaned of all old mortar. The brick surfaces in the wall shall be dampened before new units are placed, but the masonry should absorb all surface moisture to ensure a good bond. The appropriate surfaces of the surrounding brickwork and the replacement brick should be buttered with mortar. The replacement brick should be centered in the opening and pressed into position. The excess mortar should be removed with a trowel. Pointing around the replacement brick will help to ensure full head and bed joints. When the mortar becomes "thumbprint hard," the joints shall be tooled to match the original profile.

Chapter 16.18

FLOOD HAZARD AREAS AND IMPLEMENTATION OF NATIONAL FLOOD INSURANCE PROGRAM

Sections:

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16.18.015	Purpose.
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16.18.025	Definitions.
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16.18.050	Standards of construction.
16.18.055	Standards for utilities.
16.18.060	Standards for subdivisions.
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16.18.070	Standards for storage of materials and equipment.
16.18.075	Floodways.
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16.18.085	Variance procedures.
16.18.090	Warning and disclaimer of liability.
16.18.095	Severability.

Section 16.18.010 Findings of fact.

A. The flood hazard areas of the City of Riverside are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss. (Ord. 5640 § 1, 1988)

Section 16.18.015 Purpose.

This chapter is adopted pursuant to the requirements of the National Flood Insurance Program, 42 USC 4001 et seq., including all regulations adopted pursuant thereto, and supplements the regulations previously adopted and codified in this code. The purpose of this chapter is to promote and protect the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life and health;
- B. To minimize expenditure of public money for costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains,

electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

F. To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;

G. To insure that potential buyers are notified that property is in an area of special flood hazard; and

H. To insure that those who occupy the areas of special flood hazard assume responsibility for their actions. (Ord. 5640 § 1, 1988; Ord. 5039 § 1, 1982)

Section 16.18.020 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions for:

A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;

B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

D. Controlling filling, grading, dredging, and other development which may increase flood damage; and

E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 5640 § 1, 1988)

Section 16.18.025 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application. As used in this chapter, the following terms shall have the meanings as herein set forth:

"Area of shallow flooding" means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident.

"Area of special flood hazard" - see "Special flood hazard area."

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood").

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Breakaway walls" are any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by floodwaters. A breakaway wall shall have a safe design loading resistance of not less than ten and no more than twenty pounds per square foot. Use of breakaway walls must be certified by a registered engineer or architect and shall meet the following conditions:

1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and

2. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading,

paving, excavation or drilling operations.

"Flood or flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of floodwaters, (2) the unusual and rapid accumulation or runoff of surface waters from any source, and/or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this definition.

"Flood Boundary and Floodway Map" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

"Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the FIRM, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

"Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory floodway."

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than one hundred eighty consecutive days.

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for sale or rent.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood

elevations shown on the City's Flood Insurance Rate Map are referenced.

"New construction" means, for floodplain management purposes, structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by this City.

"One-hundred-year flood" or "100-year flood" means a flood which has a one percent annual probability of being equalled or exceeded. It is identical to the "base flood," which will be the term used throughout this chapter.

"Person" means an individual, firm, partnership, association or corporation, or an agent of the aforementioned, or this State or its agencies or political subdivisions.

"Remedy a violation" means to bring the structure or other development into compliance with State or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream or brook.

"Special flood hazard area (SFHA)" means an area having special flood or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99 or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include the excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

"Structure" means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged, and is being restored, before the damage occurred.

For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

1. Any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

"Violation" means the failure of a structure or other development to be fully compliant with the City's floodplain management regulations. A structure or other development without the

elevation certificate, other certifications, or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided. (Ord. 5640 § 1, 1988; Ord. 5039 § 2, 1982)

Section 16.18.030 Applicability.

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the City of Riverside. The areas of special flood hazard, identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study for the City of Riverside" dated August 2, 1996 and the accompanying Flood Insurance Rate Map (FIRM) also dated August 2, 1996, are hereby adopted by reference and declared to be a part of this chapter. Said Flood Insurance Study is on file in the Public Works Department, City Hall, Riverside, California. This Flood Insurance Study is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the City Council by the Public Works Director. (Ord. 6369 § 1, 1997; Ord. 6181 § 1, 1994; Ord. 5640 § 1, 1988; Ord. 5039 § 3, 1982)

Section 16.18.035 Compliance.

A. Notwithstanding the provisions of any other ordinance to the contrary, no structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing herein shall prevent the City Council from taking such lawful action as is necessary to prevent or remedy any violation.

B. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 5640 § 1, 1988; Ord. 5039 § 4, 1982)

Section 16.18.040 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

A. Considered as minimum requirements;

B. Liberally construed in favor of the governing body; and

C. Deemed neither to limit nor repeal any other powers granted under State statutes.

(Ord. 5640 § 1, 1988)

Section 16.18.045 Procedure.

A. Insofar as it is feasible, it is intended that the requirements of this chapter shall be integrated into the processing of applications or permits under the provision of Titles 16, 18 and 19 of this code or any codes adopted by reference therein. No permit or approval for development in any area of special flood hazards established in Section 16.18.030 will be granted until the provisions of this chapter have been met. When the information required or the procedures involved in the processing of such application or permit is not sufficient to address the matters required by this chapter, such additional information as reasonably required by the Planning Director, Public Works Director or Building Official of the City shall be filed by the applicant prior to the processing of the application. Such additional information shall include the following: proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; proposed elevation in relation to mean sea level to which any structure will be floodproofed; all required certifications; and description of the extent to which

any watercourse will be altered or relocated as a result of proposed development.

B. When base flood elevation data has not been provided in accordance with Section 16.18.030 of this chapter, the Public Works Director shall obtain, review, and reasonably utilize any base flood elevation and floodwater data available from a federal, State or other source, in order to administer Sections 16.18.050 through 16.18.075. Any such information shall be submitted to the City Council of the City for adoption. The Public Works Director shall make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between mapped boundaries and actual field conditions). The person contesting the location of the boundary shall be given an opportunity to appeal the interpretation as provided in Section 16.18.080.

C. Upon acceptance of an application for development in any area of special flood hazard as being complete for filing, the application shall be:

1. Reviewed to determine if the requirements of this chapter have been satisfied;
2. All other required State and federal permits have been obtained;
3. The site is reasonably safe from flooding; and
4. The proposed development does not adversely affect the carrying capacity of the areas where base flood elevations have been determined but a floodway has not been designated.

For purposes of this chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point.

D. Whenever a watercourse is to be altered or relocated, the Public Works Director shall notify any affected adjacent communities and the California Department of Water Resources prior to any such alteration or relocation, and submit evidence of such notification to the Federal Insurance Administration. No permit shall be approved which reduces or diminishes the flood carrying capacity of the altered or relocated portion of the watercourse.

E. The Building Official shall obtain and maintain for public inspection and make available as needed, the certifications as hereinafter required by this chapter including, but not limited to:

1. The certification required in Section 16.18.050 (C)(1) (floor elevations);
2. The certification required in Section 16.18.050 (C)(2) (elevations in areas of shallow flooding);
3. The certification required in Section 16.18.050 (C)(3) (elevations or floodproofing of nonresidential structures);
4. The certification required in Sections 16.18.050(C)(4) or 16.18.050(C)(4)(b) (wet floodproofing standard);
5. The certification required in Section 16.18.060(B) (subdivision standards); and
6. The certification required in Section 16.18.075(A) (floodway encroachments). (Ord. 5640 § 1, 1988; Ord. 5039 § 5, 1982)

Section 16.18.050 Standards of construction.

In all areas of special flood hazards the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All manufactured homes shall meet the anchoring standards of Section 16.18.065.

B. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/ or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

4. Require within Zones AH or AO, adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

C. Elevation and Floodproofing.

1. New construction and substantial improvement of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation. Nonresidential structures may meet the standards in Section 16.18.050(C)(3). Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, or verified by the community building inspector to be properly elevated. Such certification or verification shall be provided to the Building Official.

2. New construction and substantial improvement of any structure in Zone AH or AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM, or at least two feet if no depth number is specified. Nonresidential structures may meet the standards in Section 16.18.050(C)(3). Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, or verified by the City building inspector to be properly elevated. Such certification or verification shall be provided to the Building Official.

3. Nonresidential construction shall either be elevated in conformance with Section 16.18.050(C)(1) or 16.18.050(C)(2) or together with attendant utility and sanitary facilities:

a. Be floodproofed so that below the base flood level the structure is watertight with walls substantial impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the Building Official.

4. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

a. Either a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; or

b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration.

5. Manufactured homes shall also meet the standards in Section 16.18.065. (Ord. 5640 § 1, 1988; Ord. 5039 § 6, 1982)

Section 16.18.055 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from systems into floodwaters.

B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. (Ord. 5640 § 1, 1988; Ord. 5039 § 8, 1982)

Section 16.18.060 Standards for subdivisions.

A. All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.

B. All final subdivision plans will provide the elevation of proposed structure(s) and pads. If the site is filled above the base flood, the final pad elevation shall be certified by a registered professional engineer or surveyor and provided to the Building Official.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards. (Ord. 5640 § 1, 1988; Ord. 5039 § 9, 1982)

Section 16.18.065 Standards for manufactured homes.

In all areas of special flood hazard, all new and replacement manufactured homes and additions to manufactured homes shall:

A. Be elevated so that the lowest floor is at or above the base flood elevation; and

B. Be securely anchored to a permanent foundation system to resist flotation, collapse or lateral movement. (Ord. 5640 § 1, 1988)

Section 16.18.070 Standards for storage of materials and equipment.

In all areas of special flood hazards, the following standards for storage of materials and equipment are applicable:

A. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.

B. Storage of other materials or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning. (Ord. 5640 § 1, 1988; Ord. 5039 § 7, 1982)

Section 16.18.075 Floodways.

Located within areas of special flood hazard established in Section 16.18.030 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Encroachments, including fill, new construction, substantial improvements, and other development are prohibited unless certification by a registered professional engineer competent in the field is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If Section 16.18.075(A) is satisfied, all new construction and substantial improvements shall comply with all other applicable flood hazard reduction provisions of Sections 16.18.050 through 16.18.070. (Ord. 5640 § 1, 1988; Ord. 5039 § 11, 1982)

Section 16.18.080 Appeals.

Any person may appeal any order, act or determination of the Building Official, Planning Director or Public Works Director or their subordinates made pursuant to this chapter. Such appeal shall be made in accordance with the procedures set forth in Section 2.40.030 of the Riverside Municipal Code. (Ord. 5640 § 1, 1988)

Section 16.18.085 Variance procedures.

A. Variances to the requirements of this chapter may only be granted in accordance with the procedures established in Title 18 or Title 19 of the Riverside Municipal Code, whichever is applicable, upon:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
3. A determination that the granting of a variance will not result in increased flood heights; additional threats to public safety; extraordinary public expense, create nuisances, cause fraud on or victimization of, the public, or conflict with existing local laws or ordinance.

B. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed in the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.

C. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

D. In reviewing an application for a variance, the body considering such application shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger of life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
6. The compatibility of the proposed use with existing and anticipated development;
7. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
8. The safety of access to the property in time of flood for ordinary and emergency vehicles;
9. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and
10. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

E. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the provisions of this section are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the items listed in subsection (D) above have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

F. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. Such conditions as are deemed reasonably necessary to further the purposes of this chapter may be imposed upon the granting of a variance.

G. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the regulatory flood

elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. A copy of the notice shall be recorded in the office of the Riverside County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land. (Ord. 5640 § 1, 1988; Ord. 5039 § 12, 1982)

Section 16.18.090 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards, or uses permitted within such areas, will be free from flooding or flood damage. This chapter shall not create liability on the part of the City, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder. (Ord. 5640 § 1, 1988; Ord. 5039 § 13, 1982)

Section 16.18.095 Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid. (Ord. 5640 § 1, 1988)

Chapter 16.19

SWIMMING POOL BARRIERS

Sections:

16.19.010	Purpose.
16.19.020	Barrier requirement.
16.19.030	Barrier requirement modifications.
16.19.040	Inspection approval.
16.19.050	Liability.
16.19.060	Appeals.

Section 16.19.010 Purpose.

The purpose of this chapter is to protect the public health, safety and welfare by requiring swimming pools, spas and similar facilities eighteen inches or more in depth designed for wading, swimming or other recreational purposes located on any premise within the City to be enclosed in the manner prescribed herein. (Ord. 6415 § 1, 1997; Ord. 6393 § 44, 1997; Ord. 6180 § 2 (part), 1994; Ord. 6130 § 1 (part), 1994; Ord. 5882 § 1 (part), 1990; Ord. 3719 § 1 (part), 1970)

Section 16.19.020 Barrier requirement.

Every person in possession of land within the City, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool, spa or similar facility, which whether above or below grade exceeds in depth the limitations hereinafter set forth, shall meet the following requirements:

A. On or after January 1, 1998. Any such swimming pool, spa or similar facility, any part of which is eighteen inches or more in depth, constructed, installed or placed on said premises on or after January 1, 1998 (excepting one constructed, installed or placed on said premises in accordance with the provisions of Subsection B of this section pursuant to a still valid permit issued by the City prior to January 1, 1998), shall be surrounded by a substantial barrier not less than five feet in height, which barrier shall meet the following minimum requirements and which barrier shall thereafter be maintained following construction, installation or placement so as to meet the following minimum requirements:

1. The top of the barrier shall be at least sixty inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches when the grade is a solid impenetrable surface, such as a concrete deck. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches.

2. Openings in the barrier shall not allow passage of a four-inch diameter sphere.

3. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than forty-five inches, the horizontal

members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three-fourths inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five inches or more, spacing between vertical members shall not exceed four inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches in width.

6. Maximum mesh size for chain link fences shall be a one and one-fourth inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than one and three-fourths inches. The wire shall not be less than eleven gauge.

7. Where the barrier is composed of diagonal members such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than one and three-fourths inches.

8. Access gates shall comply with the requirements of Subdivisions 1 through 7 of this subsection and shall be equipped to accommodate a locking device. Pedestrian-access gates shall be self-closing, have a self-latching device, and open away from the swimming pool. Gates other than pedestrian access gates and gates more than five feet in width shall have a self-latching device and be equipped with lockable hardware, such as a padlock, and shall remain locked at all times when not in use. Where the release mechanism of the self-latching device is located less than sixty inches above grade, the release mechanism shall be located on the pool side of the gate at least three inches below the top of the gate, and the gate and barrier shall have no opening greater than one-half-inch within eighteen inches of the release mechanism.

9. Habitable portions of buildings shall be equipped with approved exit alarms on those doors providing direct access to the pool or those doors shall be equipped with self-closing and self-latching devices with a release mechanism placed no closer than fifty-four inches above the floor. Other doors providing direct access to the swimming pool, such as doors from the garage, shall be equipped with a self-closing, self-latching device with a release mechanism placed no closer than fifty-four inches above the floor.

10. Where an above ground pool structure is used as a barrier or where the barrier is mounted on the top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps shall be capable of being secured, locked or removed to prevent access or the ladder or steps shall be surrounded by a barrier which meets the requirements of Subdivisions 1 through 9 of this subsection. When the ladder or steps is secured, locked or removed, any opening created shall not allow the passage of a four-inch-diameter sphere.

11. Existing fences surrounding property at the pool area which are at least seventy-two inches above grade, measured on the side of the barrier which faces away from the swimming pool, has a maximum vertical clearance between grade and the bottom of the barrier of two inches, or four inches when the grade is a solid impenetrable surface such as a concrete deck, and has no openings that will allow the passage of a four-inch-diameter sphere, are permitted. Gates and doors opening into such enclosures shall comply with Section 16.19.020(A)(8) and (9).

12. A spa or hot tub with a locking safety cover which complies with the American Society for Testing and Materials-Emergency Performance Specification (ASTM-ES 13-89) shall not be required to provide other barriers. Where a locking safety cover is not provided, the spa or hot tub shall comply with the requirements of this chapter.

13. A swimming pool equipped with an approved pool cover meeting all the performance standards of the American Society for Testing and Materials specification ASTM-

F1346-89 shall not be required to comply with Subdivisions 1 through 11 of this subsection.

B. From January 1, 1995 through December 31, 1997. Any swimming pool, spa or similar facility, any part of which is two feet or more in depth, constructed, installed or placed on any premises within the City between January 1, 1995 and December 31, 1997, or on or after January 1, 1998 pursuant to a still valid permit issued by the City prior to said date, shall be maintained so that it is surrounded by a substantial barrier not less than four feet in height which meets the following minimum requirements:

1. The top of the barrier shall be at least forty-eight inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches when the grade is a solid impenetrable surface, such as a concrete deck. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches.

2. Openings in the barrier shall not allow passage of a four-inch diameter sphere.

3. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than forty-five inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three-fourths inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five inches or more, spacing between vertical members shall not exceed four inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches in width.

6. Maximum mesh size for chain link fences shall be a one and one-fourth inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than one and three-fourths inches. The wire shall not be less than eleven gauge.

7. Where the barrier is composed of diagonal members such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than one and three-fourths inches.

8. Access gates shall comply with the requirements of Subdivisions 1 through 7 of this subsection and shall be equipped to accommodate a locking device. Pedestrian-access gates shall be self-closing and have a self-latching device. Gates other than pedestrian access gates and gates more than five feet in width shall have a self-latching device and be equipped with lockable hardware, such as a padlock, and shall remain locked at all times when not in use. Where the release mechanism of the self-latching device is located less than fifty-four inches above grade, the release mechanism shall be located on the pool side of the gate at least three inches below the top of the gate, and the gate and barrier shall have no opening greater than one-half inch within eighteen inches of the release mechanism.

9. All gates or doors opening through such enclosures shall at all times be equipped with a self-closing and self-latching device, not less than fifty-four inches above grade. The self-closing and self-latching device shall be designed to keep and be capable of maintaining said gate or door in a closed position at all times when not in actual use, except that the door of any

dwelling occupied by human beings which forms a part of the enclosure need not be so equipped. Pedestrian doors leading from the garage to the pool area shall be self-closing and shall have a self-latching device mounted not less than fifty-four inches above the floor.

10. Where an above ground pool structure is used as a barrier or where the barrier is mounted on the top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps shall be capable of being secured, locked or removed to prevent access or the ladder or steps shall be surrounded by a barrier which meets the requirements of Subdivisions 1 through 9 of this subsection. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four-inch-diameter sphere.

11. Existing fences surrounding property at the pool area which are at least sixty inches above grade, measured on the side of the barrier which faces away from the swimming pool, has a maximum vertical clearance between grade and the bottom of the barrier of two inches, or four inches when the grade is a solid impenetrable surface such as a concrete deck, and has no openings that will allow the passage of a four-inch-diameter sphere, are permitted. Gates and doors opening into such enclosures shall comply with Section 16.19.020(B)(8) and (9).

12. A spa or hot tub with a locking safety cover which complies with the ASTM Standard F 1346-91 shall not be required to provide other barriers. Where a locking safety cover is not provided, the spa or hot tub shall comply with the requirements of this chapter.

C. From February 1, 1994 to December 31, 1994. Any such swimming pool, spa or similar facility, any part of which is two feet or more in depth, constructed, installed or placed on said premises, excepting a Group R, Division 3 Occupancy, during the period February 1, 1994 through December 31, 1994, or on or after January 1, 1995 pursuant to a still valid permit issued by the City prior to said date, shall be maintained so that it is surrounded by a substantial barrier not less than four feet in height, which barrier shall meet the following minimum requirements:

1. The top of the barrier shall be at least forty-eight inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches.

2. Openings in the barrier shall not allow passage of a four-inch diameter sphere.

3. Solid barriers which do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than forty-five inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three-fourths inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five inches or more, spacing between vertical members shall not exceed four inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed three-fourths inches in width.

6. Maximum mesh size for chain link fences shall be a one and one-fourth inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than one and three-fourths inches. The wire shall not be less than nine gauge.

7. Where the barrier is composed of diagonal members such as a lattice fence, the

maximum opening formed by the diagonal members shall be no more than one and three-fourths inches.

8. Access gates shall comply with the requirements of Subdivisions 1 through 7 of this subsection and shall be equipped to accommodate a locking device. Pedestrian-access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than fifty-four inches from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least three inches below the top of the gate, and the gate and barrier shall have no opening greater than one-half inch within eighteen inches of the release mechanism.

9. Where a wall of a building serves as part of the barrier, doors with direct access to the pool through that wall shall be equipped with self-closing doors with self-latching devices mounted fifty-four inches above the floor. Doors requiring panic hardware shall not be permitted to open directly into the pool area unless provided with special alarms or features acceptable to the Building Official.

10. Where an above ground pool structure is used as a barrier or where the barrier is mounted on the top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps shall be capable of being secured, locked or removed to prevent access or the ladder or steps shall be surrounded by a barrier which meets the requirements of Subdivisions 1 through 9 of this subsection. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four-inch-diameter sphere.

D. From February 1, 1994 to December 31, 1994. Any swimming pool, spa or similar facility, any part of which is two feet or more in depth, constructed, installed or placed on premises with a Group R, Division 3 Occupancy, during the period February 1, 1994 to December 31, 1994, or on or after January 1, 1995 pursuant to a still valid permit issued by the City prior to said date, shall be maintained so that it complies with the requirements of Division III of Appendix Chapter 12 of the 1991 Edition of the Uniform Building Code as promulgated by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, and as adopted by the California Building Standards Commission, relating to barriers for swimming pools, spas and hot tubs, which Division III is hereby incorporated by reference as though set out herein in full. One copy of said Uniform Building Code including therein Division III of Appendix Chapter 12, which has been certified as a true copy, is on file and open to public inspection in the office of the City Clerk.

E. From January 1, 1991 to January 31, 1994. Any swimming pool, spa or similar facility, any part of which is two feet or more in depth, constructed, installed or placed on the premises on or after January 1, 1991 to January 31, 1994, or on or after February 1, 1994 pursuant to a still valid permit issued by the City prior to said date, shall be maintained so that it is surrounded by a substantial fence, wall or other structure not less than five feet in height, which structure shall be constructed so as not to have openings, gaps, ledges or other means by which toe or handholds would be made available for climbing or scaling, except as hereinafter described in this subsection:

1. The top of the barrier shall be at least five feet above grade measured on the side of the fence which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above ground pool, the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum clearance between the top of the pool structure and the bottom of the barrier shall be two inches.

2. Openings in the barrier shall not allow passage of a four-inch diameter sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled

masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than forty-five inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three-fourths inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five inches or more, spacing between vertical members shall not exceed four inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches in width.

6. Maximum mesh size for chain link fences shall be one-inch square unless the fence is provided with slats fastened at the top or the bottom.

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than one and one-half inches.

8. All gates or doors opening through such enclosures shall at all times be equipped with a self-closing and self-latching device, not less than fifty-four inches above grade. The self-closing and self-latching device shall be designed to keep and be capable of maintaining said gate or door in a closed position at all times when not in actual use, except that the door of any dwelling occupied by human beings which forms a part of the enclosure need not be so equipped. Pedestrian doors leading from the garage to the pool area shall be self-closing and shall have a self-latching device mounted not less than fifty-four inches above the floor. Gates more than five feet in width and not intended for pedestrian access to the pool area shall be securely locked, bolted or otherwise secured to discourage pedestrian use.

F. Prior to January 1, 1991. Any such swimming pool, spa or similar facility, any part of which is two feet or more in depth, constructed, installed or placed before January 1, 1991, or on or after January 1, 1991 pursuant to a still valid permit issued by the City prior to said date, shall be maintained so that it is surrounded by a fence, wall, or other similar structure not less than four feet in height and having no opening therein (other than door or gates as hereinafter provided) larger than fifty square inches; except when chain link fencing is used, the opening shall not be more than four and one-half square inches, except a rectangular opening having no horizontal dimension exceeding four inches may have a greater area. All gates or doors opening through such enclosures shall at all times be equipped with a self-closing and self-latching device, not less than forty-two inches above grade. The self-closing and self-latching device shall be designed to keep and be capable of maintaining said gate or door in a closed position at all times when not in actual use, except that the door of any dwelling occupied by human beings which forms a part of the enclosure need not be so equipped. Pedestrian doors leading from the garage to the pool area shall be self-closing and shall have a self-latching device mounted not less than fifty-four inches above the floor. Gates more than five feet in width and not intended for pedestrian access to the pool area shall be securely locked, bolted or otherwise secured to discourage pedestrian use. (Ord. 6421 §§ 1, 2, 1997; Ord. 6415 § 2, 1997; Ord. 6393 § 44, 1997; Ord. 6180 § 2 (part), 1994; Ord. 6130 § 1 (part), 1994; Ord. 5882 § 1 (part), 1990; Ord. 3719 § 1 (part), 1970)

Section 16.19.030 Barrier requirement modifications.

The Building Official may make modifications in individual cases, upon a showing of good cause, with respect to the height, nature or location of the fence, wall, gate or latches, or the necessity therefor, provided the protection as sought under this chapter is not reduced

thereby. The Building Official may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the wall, fence, gate and latch described in this chapter. (Ord. 6393 § 44, 1997; Ord. 6180 § 2 (part), 1994; Ord. 6130 § 1 (part), 1994; Ord. 5882 § 1 (part), 1990; Ord. 3719 § 1 (part), 1970)

Section 16.19.040 Inspection approval.

All plans hereafter submitted to the Building and Safety Division for pools to be constructed shall clearly indicate compliance with codes, ordinances and regulations then in effect where health, safety and welfare are involved. Preplaster inspection shall be required, at which time all requirements of Sections 16.36.010 and 16.36.020 of this code shall be installed to the satisfaction of the inspector before permission is granted for the plastering and filling of said pool. (Ord. 6393 § 44, 1997; Ord. 6180 § 2 (part), 1994; Ord. 6130 § 1 (part), 1994; Ord. 5882 § 1 (part), 1990; Ord. 3719 § 1 (part), 1970)

Section 16.19.050 Liability.

The provisions of this chapter shall not be construed to relieve or lessen the responsibility of any party owning, operating, controlling or installing any swimming pool or similar facility for damages to persons or property caused by any defect therein, nor shall liability be relieved by reason of the inspection authorized in this chapter, nor shall it be construed to lessen or waive other restrictions as may be imposed by federal, State, County or other authority having jurisdiction (Ord. 6393 § 44, 1997; Ord. 6180 § 2 (part), 1994; Ord. 6130 § 1 (part), 1994; Ord. 5882 § 1 (part), 1990; Ord. 3719 § 1 (part), 1970)

Section 16.19.060 Appeals.

The determination and ruling of the Building Official pursuant to this chapter are declared a proper subject of appeal to the Planning Commission. (Ord. 6462 § 14, 1999; Ord. 6393 § 44, 1997; Ord. 6180 § 2 (part), 1994; Ord. 6130 § 1 (part), 1994; Ord. 5882 § 1 (part), 1990; Ord. 3719 § 1 (part), 1970)

Chapter 16.20

BUILDING MOVING REGULATIONS

Sections:

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16.20.060	Within the City--Permit required.
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16.20.080	Appeal, building moving and preapplication inspection fees.
16.20.120	Building demolition permit fee.
16.20.130	Building demolition permit generally.
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16.20.170	Notification to adjacent property owners.
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16.20.190	Appeal generally.
16.20.200	Hearing on appeal.
16.20.210	Disposition of appeal.
16.20.220	Special conditions.
16.20.230	Bonds and insurance.

Section 16.20.010 References to Building Moving and Demolition Code.

This chapter shall be known as the "Building Moving and Demolition Code" and may be cited as such. Whenever in this Code or any ordinance of the City the phrases "Building Moving Code" or "Building Demolition Code" appear, such phrases shall be deemed and construed to refer and apply to this chapter in conjunction with Chapter 16.04. (Ord. 3495 § 3 (part), 1968; prior code § 9.301)

Section 16.20.020 Portions of buildings deemed separate buildings.

Portions of a building which are moved on different days shall be deemed to be separate buildings for the purposes of building moving permits only. (Ord. 3495 § 3 (part), 1968; prior code § 9.302 (part))

Section 16.20.030 Through the City--Permit required.

It is unlawful for any person to move a building through the City without first obtaining a building moving permit. (Ord. 3495 § 3 (part), 1968; prior code § 9.302 (part))

Section 16.20.040 From the City--Permit required.

It is unlawful for any person to move a building out of the City without first obtaining a building demolition permit and a building moving permit. (Ord. 3495 § 3 (part), 1968; prior code § 9.302 (part))

Section 16.20.050 Into the City--Permit required.

It is unlawful for any person to move a building into the City without first obtaining approval of a building moving application, obtaining a building moving permit, and the permits necessary to establish the building at the new location. (Ord. 3495 § 3 (part), 1968; prior code § 9.302 (part))

Section 16.20.060 Within the City--Permit required.

It is unlawful for any person to move a building within the City without first obtaining approval of a building moving permit, and the permits necessary to establish the building at the new location. (Ord. 3495 § 3 (part), 1968; prior code § 9.302 (part))

Section 16.20.070 Exceptions to permits being required.

The Building Official may waive portions of the requirements of this chapter when the building to be moved does not move upon, along or across a public street or alley; when the building is to be moved on a truck in compliance with the load, weight and size provisions of the Vehicle Code; or when no buildings or structures owned by other than the applicant are located within four hundred fifty feet of the proposed location of the building. (Ord. 4166 § 1, 1974; Ord. 4137 § 2, 1974; Ord. 3495 § 3 (part), 1968; prior code § 9.302 (part))

Section 16.20.080 Appeal, building moving and preapplication inspection fees.

The fees for appeals, building moving permits and preapplication inspections shall be set by resolution of the City Council. (Ord. 4137 § 3, 1974; Ord. 3495 § 3 (part), 1968; prior code § 9.303 (part))

Section 16.20.120 Building demolition permit fee.

The fee for a building demolition shall be based on the valuation of the building or work and as set forth in Section 107.2, Permit Fees, of SECTION 107, FEES, of the Uniform Building Code (Chapter 16.08). (Ord. 6393 § 43, 1997; Ord. 3495 § 3 (part), 1968; prior code § 9.303 (part))

Section 16.20.130 Building demolition permit generally.

Prior to starting demolition work on any building or structure all required pedestrian protection structures shall be in place, any required bonds and insurance shall be posted, all utility companies shall be notified in writing of the intention to demolish or remove the building or structure, and all necessary permits shall be obtained. Work under a building demolition permit shall not be considered completed until the sewer has been properly capped at the property line; all underground tanks, septic tanks and cesspools have been pumped out and either properly filled or removed; all basements, pools, sumps or other depressions which may be hazardous in any way have been properly filled or protected; all concrete, weeds, debris, stones or other loose material has been removed from the site; and any remaining portions of the structure have been cleaned and made structurally and aesthetically acceptable. Work under a building demolition permit shall not be suspended or abandoned. If such work is suspended or abandoned, the materials shall be considered "waste matter" as defined in Chapter 16.32 of this code and may be abated as such. (Ord. 3495 § 3 (part), 1968; prior code § 9.304 (part))

Section 16.20.140 Building moving permit generally.

Prior to moving a building or structure upon, along or across any public street, sidewalk, easement, alley or other public place all necessary permits shall be obtained, all necessary bonds and insurance shall be posted and certificates shall be presented showing that

arrangements have been made with the police department, Fire Department, Park Department and the owners of the utilities and installations for the protection of streets, trees, utilities and other installations along the proposed route of travel. Such permit shall be valid only for the date indicated on the permit. (Ord. 3495 § 3 (part), 1968; prior code § 9.304 (part))

Section 16.20.150 Preapplication inspection generally.

Each building for which a building moving application is required shall be subject to inspection by the Building Official before the application is approved or denied. The following inspections shall be made:

A. The building shall be inspected to determine its character, age, condition and degree of conformity with current codes; and

B. The site onto which the building is to be moved shall be inspected to determine the age, character and condition of surrounding buildings and structures.

Following the inspection, the Building Official may approve the building for moving, may approve the building for moving provided certain alterations or additions are made, or may disapprove the building for moving. The applicant or his agent shall be notified of the decision. The notification shall include conditions for approval or reasons for disapproval. The Building Official shall disapprove the building for moving if any regulations of the City would preclude such a move, or if the building is or will be an unsafe building as defined by Chapters 16.04 through 16.20, or if the value of the property in the proposed location would be depreciated by the move, or the public health or welfare would be otherwise endangered by the move. (Ord. 3495 § 3 (part), 1968; prior code § 9.305)

Section 16.20.160 Information on building moving application.

In addition to the information required in Sections 16.04.240 and 16.04.270, the following shall be submitted with each building moving application: Detailed statements of the exceptions to the provisions of Chapters 16.04 through 16.20 which may be requested by the applicant; a certificate of inspection by a licensed termite control operator; the names and addresses of the owners of all lots or parcels of ground any portion of which lies within a distance of four hundred fifty feet from the approximate center of the building at its proposed location, as such names appear upon the latest available assessment roll or are otherwise known to the applicant; such other information as may be required by the Building Official or by minute order of the City Council. (Ord. 4166 § 2, 1974; Ord. 4137 § 4, 1974; Ord. 3495 § 3 (part), 1968; prior code § 9.306 (part))

Section 16.20.170 Notification to adjacent property owners.

The Building Official shall notify the property owners on the list accompanying the application of the filing thereof and that they may object thereto. Objections to be considered shall be in writing and shall be filed not more than ten days following the date of notification. The notification shall be accompanied by a return addressed prepaid postcard providing space for a yes or no answer to the question of objecting to the application, a signature and space for setting forth reasons for an objection. (Ord. 4166 § 3, 1974)

Section 16.20.180 Approval or denial of permit.

The Building Official shall give full consideration to all valid objections received in connection with a building moving application. The applicant shall be notified of the decision to approve or deny the application and reasons for denial shall be stated. Persons submitting valid objections shall be notified of an approval together with the reasons for approval. No building moving application shall be issued until the time for filing appeals has expired. (Ord. 4166 § 4,

1974)

Section 16.20.190 Appeal generally.

Any person or group of persons aggrieved by the decision of the Building Official to approve or deny a building moving application may appeal such decision to the City Council. Such appeal shall be in writing, shall be filed with the Building Official within five days from the date of the decision, shall contain the names and addresses of the appellants, and shall contain the application number and name of the person making the application. Upon receiving an appeal, the Building Official shall forthwith send the notice of appeal, a copy of the building moving application and any written objections thereto to the City Clerk. (Ord. 4166 § 5, 1974)

Section 16.20.200 Hearing on appeal.

Upon receipt of the notice of appeal, the City Clerk shall set the matter for hearing before the City Council not less than ten days nor more than thirty-five days after the date of filing the notice. The hearing shall be held at a regular meeting or at an adjourned regular meeting of the City Council.

Written notices setting forth the time and place of such hearing shall be mailed to the applicant, appellant and all persons objecting to the application. Such notices of hearing shall be mailed not less than ten days prior to the date of the hearing. (Ord. 4166 § 6, 1974)

Section 16.20.210 Disposition of appeal.

At the time and place of hearing, the City Council shall consider the application and the objections thereto and shall hear such other evidence as may be presented. Petitions shall not be considered as evidence. The City Council shall, after considering all evidence presented, deny the appeal, sustain the appeal, or sustain the appeal with conditions as it may deem proper. (Ord. 4166 § 7, 1974)

Section 16.20.220 Special conditions.

Regardless of any other provisions of Chapters 16.04 through 16.20, the following special conditions shall apply to work connected with moving or moved buildings.

A. Preapplication Inspection. If a building which has had a preinspection is not moved within ninety days of the date of the application, a reinspection shall be made. The fee for a reinspection shall be the fee for the original inspection. A preapplication inspection shall apply to one building and one proposed location only. The fee for investigating an alternate proposed location shall be set by resolution of the City Council.

B. Building Moving Application. If the building for which a building moving application is approved is not moved within one year, the application shall be void and no longer approved.

C. Moved Buildings. When a building is moved onto a site within the City, the footing shall be installed within thirty days of the date of arrival on the site and the building shall be lowered onto the footing within sixty days of the date of arrival at the site. Any building or work not complying with the time limits set forth in this subsection may be declared a dangerous building and may be abated as such. (Ord. 4137 § 5, 1974; Ord. 3495 § 3 (part), 1968; prior code § 9.308)

Section 16.20.230 Bonds and insurance.

In addition to other bonds, deposits or insurance that may be required, the following shall be deposited with the Building Official prior to the issuance of a building moving permit:

A. A faithful performance bond payable to the City in an amount equal to not less than one hundred percent of the estimated cost of preparing the moved building for occupancy,

including but not limited to all necessary termite control and repair work, or a demolition bond payable to the City in an amount equal to not less than one hundred percent of the estimated cost of demolishing and removing all materials from the site, including but not limited to all footings and other works that may have been installed, when the permit is for moving a building into or within the City;

B. A bond payable to the City in the amount of two thousand five hundred dollars to secure payment of damage to any street, tree, utility or installation caused by such moving;

C. A rider to the contractor's liability and property damage insurance policy naming the City as a co-insured.

The filing of either or both bonds required by this section may be waived by the Building Official if other adequate bonds or cash deposits have been provided. (Ord. 4604 § 9, 1978; Ord. 3495 § 3 (part), 1968; prior code § 9.309)

Chapter 16.24

HOUSE NUMBERING

Sections:

- 16.24.010 Uniform system adopted.**
- 16.24.020 Required.**
- 16.24.030 Size and type.**

Section 16.24.010 Uniform system adopted.

For the promotion of the safety, convenience, comfort, peace, order and general welfare of the City, a uniform system of house numbers, which shall supersede all existing house numbers, is adopted and established in the City, as set forth and contained in that certain map entitled "Index of Block Numbers in the City of Riverside, California," and those certain sixty-three sectional maps entitled "House Numbers in the City of Riverside, California," all on file in the office of the City Engineer, all of which are adopted as the system of house numbers in the City and by reference made a part of this chapter. (Prior code § 28.21)

Section 16.24.020 Required.

Every person owning, controlling, occupying or using any house, store, storeroom or building situated on premises fronting on any street, avenue or other public way or place in the City shall procure, place, attach and maintain in a conspicuous place on the street front of every such house, store, storeroom or building and on, over or near each and every door or entry thereto facing on any street, avenue or other public way or place, the number assigned thereto by this chapter. (Prior code § 28.22)

Section 16.24.030 Size and type.

All numbers placed and maintained pursuant to Section 16.24.020 shall be of such size and type and be so placed as to be easily visible and legible from the center of the street, avenue or other public way or place upon which such premises front and shall be not less than three-and- one-half inches in height; provided, that numbers embossed, stamped or painted on a plate of contrasting color may be not less than two-and-one-half inches in height. (Prior code § 28.23)

Chapter 16.32

FIRE PREVENTION

Sections:

- 16.32.010** **Reference to Fire Code.**
- 16.32.020** **International Fire Code adopted--Filed with City Clerk.**
- 16.32.040** **Section 103.4 amended--Liability.**
- 16.32.045** **Section 108 amended--Board of Appeals.**
- 16.32.046** **Section 104.6 amended--Inspection required.**
- 16.32.047** **Section 105 amended--Permit required.**
- 16.32.065** **Section 508.5.1 amended--Water supply for fire protection.**
- 16.32.076** **Section 903 Amended--Automatic sprinkler systems.**
- 16.32.095** **Section 3301 amended--Prohibited and limited acts.**
- 16.32.100** **Section 3308.2 amended--Prohibition.**
- 16.32.140** **Appendix Chapter 1 of the California Fire Code--Christmas Trees.**
- 16.32.175** **Hazardous materials clean up cost recovery.**

Section 16.32.010 Reference to Fire Code.

This chapter shall be known as the "Fire Code" and may be cited as such. Whenever in this code or any ordinance of the City the phrases "California Fire Code" or "Fire Code" appear, such phrases shall be deemed and construed to refer to or apply to this chapter. The addition of the word "standards" to such phrases shall limit the reference and application of such phrases to the "California Fire Code Standards." (Ord. 6964 § 2, 2007; Ord. 5259 § 36, 1985; Ord. 4147 § 1 (part), 1974)

Section 16.32.020 International Fire Code adopted--Filed with City Clerk.

The 2006 International Fire Code as amended by the California State Fire Marshal, also known as the 2007 California Fire Code ("this Code"), including Appendices 1, 4, A, B, C, D, E, F, G, and H, also adopting the 2007 Accumulative Supplement to the 2006 International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, which prescribes regulations consistent with nationally recognized good practice for the safeguarding, to a reasonable degree, of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices and from conditions hazardous to life or property in the use or occupancy of buildings or premises, is adopted and by this reference is made a part of this Code with the force and effect as though set out herein in full, with the exception of the parts expressly excepted and deleted or as amended by this Chapter. One copy of this Code has been certified as a true copy, is on file and open to public inspection in the office of the City Clerk. (Ord. 6964 § 3, 2007; Ord. 6633 § 1, 2002; Ord. 6473 § 2, 1999; Ord. 6262 § 1, 1996; Ord. 6031 § 1, 1993; Ord. 5803 § 1, 1990; Ord. 5551 § 1, 1987; Ord. 5259 § 37, 1985; Ord. 4854 § 1, 1980; Ord. 4589 § 1 (part), 1978; Ord. 4192 § 5 (part), 1975; Ord. 4147 § 1 (part), 1974)

Section 16.32.040 Section 103.4 amended--Liability.

Section 103.4 of the California Fire Code relating to liability for damages is amended to read as follows:

This Code shall not be construed to hold the public entity or any officer or employee responsible for any damage to persons or property by reason of the inspection or reinspections authorized herein provided or by reason of the approval or disapproval of any equipment or process authorized herein, or for any action in connection with the control or extinguishment of any fire or in connection with any other official duties.

The expense of securing any emergency which is the result of a violation of this code is a charge against the person whose violation of this code caused the emergency. Damages caused by and expenses incurred by the Fire Department for securing such emergency shall constitute a debt of such person and is collectible by the Chief in the same manner as in the case of an obligation under a contract, expressed or implied. (Ord. 6964 § 5, 2007; Ord. 6262 § 3, 1996; Ord. 6031 § 3, 1993; Ord. 4854 § 3, 1980; Ord. 4589 § 1 (part), 1978; Ord. 4147 § 1 (part), 1974)

Section 16.32.045 Section 108 amended--Board of Appeals.

Section 108 of the California Fire Code is amended to read as follows:

Section 108. In order to determine the suitability of alternate materials and type of construction and to provide for reasonable interpretation of the provisions of this code, there shall be and hereby is created a Board of Appeals, which shall be the Planning Commission of the City of Riverside. (Ord. 6964 § 6, 2007; Ord. 6462 § 15, 1999; Ord. 6262 § 4, 1996; Ord. 6031 § 4, 1993; Ord. 5803 § 3, 1990; Ord. 4854 § 4, 1980)

Section 16.32.046 Section 104.6 amended--Inspection required.

Section 104.6 of the California Fire Code is amended to read as follows:

Inspection Required. If deemed necessary, before a permit is issued, the Chief shall inspect and approve the receptacles, vehicles, building, devices premises, storage spaces or areas to be used, in instances where laws or regulations are enforceable by departments other than the fire department, joint approval shall be obtained from all departments concerned. (Ord. 6964 § 7, 2007; Ord. 6262 § 5, 1996)

Section 16.32.047 Section 105 amended--Permit required.

Section 108 of the California Fire Code is hereby amended to read as follows:

A permit shall be obtained from the Bureau of Fire Prevention prior to engaging in the following activities, operations, practices or functions:

- 105.6.4. Carnivals and fairs.
- 105.6.14. Explosives or blasting agents and fireworks.
- 105.6.22. High Piled Storage.
- 105.6.26. Liquid or gas fueled vehicles or equipment in assembly buildings.
- 105.6.30. Open burning.
- 105.6.32. Candles and open flames in assembly areas.
- P105.6.43. Tents, canopies and temporary membrane structures.
- P105.6.47. Pyrotechnical special effects material. (Ord. 6964 § 8, 2007; Ord. 6633 § 2, 2002; Ord. 6473 § 3, 1999; Ord. 6262 § 6, 1996)

Section 16.32.065 Section 508.5.1 amended--Water supply for fire protection.

Section 508.5.1 of the California Fire Code is hereby amended to read as follows:

REQUIRED WATER SUPPLY FOR FIRE PROTECTION. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed. When any portion of the building protected is in excess of 350 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, there shall be provided, on-site fire hydrants and mains capable of supplying the required fire flow. Any such required fire hydrants shall be spaced per Appendix C.

EXCEPTION: Single family residences equipped with a residential fire sprinkler system as outlined in Section 903 shall have a fire hydrant spacing requirement of 500 feet. Fire hydrants on dead end streets or roads shall not exceed 400 feet from the end of the street or road. (Ord. 6964 § 9, 2007; Ord. 6473 § 3, 1999; Ord. 6262 § 8, 1996; Ord. 6031 § 7, 1993; Ord. 5803 § 6, 1990; Ord. 5551 § 4, 1987)

Section 16.32.076 Section 903 Amended--Automatic sprinkler systems.

Section 903 of the California Fire Code is hereby amended to read as follows:

Section 903(a) Where Required. An automatic fire extinguishing system shall be installed and maintained in operable condition in the buildings and locations as set forth in this section.

For special provisions on hazardous chemicals, magnesium and calcium carbide, see the Fire Code.

(b) All New Buildings. An automatic sprinkler system shall be installed and maintained in operable condition in all new buildings. All systems shall conform to the National Fire Protection Association Standards 13, 13D, and 13R and the Riverside Fire Department Standards and Policies.

EXCEPTIONS:

1. Buildings less than 1,000 square feet in floor area, other than Group R-1, Group R-2, and Group R-3 occupancies, unless specifically required by other provisions of the California Building Code.

2. Private garages and carports unless specifically required by N.F.P.A. 13D or 13R.

3. Building accessory to Group R3 occupancies other than additional R1, R-2, or R3 occupancies.

4. Group F and S occupancies, less than 5,000 square feet in floor area, that are accessory to uses such as golf courses, tree nurseries, parks, farms, etc. Administrative and clerical office use area may not exceed 25 percent of the floor area of the major use. Additionally, the site must be zoned RE, HR, RA, RA-2, RA-5 or RC.

5. Structures that have no occupant load as determined by the Building Official.

6. Swimming pools, spas, gazebos, shade structures or other open-air structures that meet California Building Code requirements for separation.

7. Structures which do not require building permits.

8. Mausoleums, crypts, and similar structures.

9. Agricultural buildings as defined in the California Building Code, Appendix C.

10. Structures and buildings designed exclusively to shelter or protect equipment such as pump hoses, substations, and similar structures.

11. Mobile homes and manufactured homes.

12. Temporary modular construction offices.

13. Group R occupancies for which a fire station development fee as set forth in Chapter 16.52 has been paid prior to March 1, 1993 or Group R occupancies situated within a community facilities district or an assessment district formed prior to March 1, 1993 when said district has agreed to pay for a proportionate share for construction of a fire station to serve the

area of the district.

(c) Existing Buildings. Buildings in existence prior to March 1, 1993 or buildings for Group R, Division 3 and Group U occupancies for which plans were submitted and plan check fees paid to the City prior to March 1, 1993 shall be exempt from the requirements of this section.

EXCEPTIONS:

1. Automatic fire sprinkler systems shall be installed and maintained in the entire building whenever additions are constructed that increase floor area by more than 5000 square feet or increase in floor area greater than 50% of the existing floor area, whichever is greater.

(d) Conflict. Where in any case, there are conflicting provisions between the California Building Code as adopted by the City and this section, the more restrictive shall govern.

(e) Standards. All automatic fire sprinkler systems required by this section shall comply with N.F.P.A. 13, 13D and 13R. (Ord. 6964 § 11, 2007; Ord. 6633 § 3, 2002; Ord. 6473 §4, 1999; Ord. 6262 § 12, 1996; Ord. 6031 §§ 10, 11, 1993)

Section 16.32.095 Section 3301 amended--Prohibited and limited acts.

Section 3301 of the California Fire Code are amended as follows:

Section 3301.2 MANUFACTURING. The manufacture of explosives shall be prohibited within all areas and zones of the City.

Section 3301.3 LIMITS ESTABLISHED BY LAW. The storage of explosives is prohibited within all areas and zones of the City.

EXCEPTIONS:

1. Smokeless gunpowder, small arms primers and black sporting powder may be stored as set forth in the California Fire Code.

2. Temporary storage for use in connection with approved blasting operations may be permitted.

3. Wholesale and retail stocks of small arms ammunition, explosive bolts and explosive rivets or cartridges for explosive-actuated power tools, when in quantities involving less than 500 pounds of explosive material, may be permitted. (Ord. 6964 § 14, 2007; Ord. 6262 § 16, 1996; Ord. 6031 § 15, 1993; Ord. 5803 § 11, 1990; Ord. 4854 § 12, 1980; Ord. 4589 § 1 (part), 1978; Ord. 4147 § 1 (part), 1974)

Section 16.32.100 Section 3308.2 amended--Prohibition.

3308.2 Prohibition. The manufacturing, possession, storage, sale, use and handling of fireworks is prohibited.

EXCEPTIONS:

1. Manufacturing of fireworks in accordance with Title 19 of the California Code of Regulations, when allowed by the Chief under special permits when not otherwise prohibited by applicable local or state laws, ordinances and regulations.

2. Storage of fireworks in accordance with the requirements for low explosives in Title 19 of the California Code of Regulations.

3. Storage of fireworks. 1.4G in accordance with the Building Code.

4. Sale of fireworks when allowed by the Chief under special permits when not otherwise prohibited by applicable local or state laws, ordinances and regulations.

5. Use and handling of fireworks for display in accordance with Title 19 of the California Code of Regulations. (Ord. 6964 § 15, 2007)

Section 16.32.140 Appendix Chapter 1 of the California Fire Code--Christmas Trees.

Appendix Chapter 1 of the California Fire Code--Christmas Trees, is amended to read as follows:

Section 105.1.1 PERMITS. A permit is required to operate any Christmas tree lot.

EXCEPTION: Nurseries and tree farms. (Ord. 6964 § 17, 2007; Ord. 6262 § 18, 1996)

Section 16.32.175 Hazardous materials clean up cost recovery.

A. The City is authorized to perform various functions that relate to identification, clean up and abatement of hazardous substances and wastes unlawfully released, discharged, or deposited upon or into any property or facility within the City and to perform certain protective activities such as evacuation. However, the authority to recover costs under this section shall not include fire extinguishment and medical aid services which are normally or usually provided by the Fire Department. The following described persons shall be jointly and severally liable to the City for the payment of all costs incurred by the City as a result of such identification, clean up and abatement activity.

1. The person or persons whose negligent or willful act or omission proximately caused such release, discharge or deposit; and

2. The person or persons who owned or had custody or control of the hazardous substance or waste at the time of such release, discharge, or deposit, without regard to fault or proximate cause; and

3. The person or persons who owned or had custody or control of the container which held such hazardous waste or substance at the time of or immediately prior to such release, discharge or deposit, without regard to fault or proximate cause.

B. In the event that any person undertakes, either voluntarily or upon order of the Fire Chief or other City official, to clean up or abate the effects of any hazardous substance or waste unlawfully released, discharged or deposited upon or into any property or facilities within the City, the Fire Chief may take such action as is necessary to supervise or verify the adequacy of the clean up or abatement. The persons described in subsection A shall be liable to the City for all costs incurred as a result of such supervision or verification.

C. For purposes of this section, "hazardous substance" and "hazardous waste" shall be as defined as in Section 2702 of the California Fire Code as that section may be amended.

D. For purposes of this section, costs incurred by the City shall include, but shall not necessarily be limited to, the following: actual labor costs of City personnel, including benefits and administrative overhead; cost of equipment operation, cost of materials obtained directly by the City; and cost of any contract labor and materials.

E. The remedies provided by this section shall be in addition to any other remedies provided by law. (Ord. 6964 § 18, 2007; Ord. 5910 § 3, 1991)

Chapter 16.36

PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

Sections:

16.36.010	Purpose.
16.36.020	Applicability.
16.36.030	Scope.
16.36.035	Definitions.
16.36.040	Radio Coverage.
16.36.050	FCC authorization.
16.36.060	Enhanced amplification systems.
16.36.070	Testing procedures - method to conduct tests.
16.36.075	Initial tests.
16.36.080	Annual tests.
16.36.090	Enforcement.

Section 16.36.010 Purpose.

The purpose of this Section is to require minimum standards to ensure a reasonable degree of reliability for radio communications of the City's Public Safety Emergency Services from within certain buildings and structures within the City. (Ord. 6922 § 1, 2007)

Section 16.36.020 Applicability.

This article applies to construction permits issued after the effective date of this article. (Ord. 6922 § 1, 2007)

Section 16.36.030 Scope.

The provisions of this Section shall apply to:

- (1) New buildings greater than fifty thousand (50,000) square feet;
- (2) Existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%); and
- (3) All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet. (Ord. 6922 § 1, 2007)

Section 16.36.035 Definitions.

"City Certified Persons" – A person skilled and factory trained on in-building RF distribution systems and approved by the City of Riverside. Typically, these will be person possessing a current FCC or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO).

"Radio Frequency (RF) Distribution System" – Any system designed to receive radio signals outside of the Building and radiate it throughout the Building and conversely, receive a radio signal generated within the Building and re-radiate a signal outside of the Building.

"Downlink" – Radio frequencies traveling FROM outside the structure to inside the structure. Typically, the signals transmitted from a distant repeater to a portable radio inside a

building.

“Radiating Cable System” – A system that feeds a series of amplifiers and radiating cable antennas spread through the building using special radiating (leaky) coaxial cable.

“Signal Booster” – A specialized radio frequency amplifier, also known as a “Bi-Directional Amplifier” or “BDA,” that receives specific radio frequency signals from an antenna and amplifies and retransmits these signals.

“Uplink” – Radio frequencies traveling from inside the structure to outside the structure.

“Voter-Receiver System” – Receivers installed at multiple tower sites which feed audio to a comparator or voter at a central site. The comparator selects the receiver with the best signal and sends that audio to the dispatcher. (Ord. 6922 § 1, 2007)

Section 16.36.040 Radio Coverage.

(a) No person shall erect, construct, modify, or repair any building or structure or any part thereof, or cause the same to be done which restricts or blocks adequate radio coverage for the City of Riverside radio communications system, including but not limited to firefighters and police officers.

(b) For the purpose of this Section, adequate radio coverage shall constitute a successful communications test between the equipment in the building and the communications center and shall include all of the following:

(i) A minimum signal strength of -95 dBm available in 90% of the area of each floor of the building when transmitted from the Public-Safety Communications Center; and

(ii) A minimum average signal strength of -107 dBm for analog and -95 dBm for digital systems as received by the City’s Public-Safety Communications Center when transmitted from 90% of the floor area of the building.

(c) As used in this Section, ninety percent (90%) coverage or reliability means the radio will transmit and receive communications ninety percent (90%) of the time at the field strength and levels as defined in this article. (Ord. 6922 § 1, 2007)

Section 16.36.050 FCC authorization.

If amplification is used in the system, all FCC regulated equipment shall have a current FCC Certification. The FCC certification numbers must be provided in writing to the Riverside Telecommunications Department.

If required, additional FCC authorizations must be obtained prior to use of the system. A copy of these authorizations shall be provided to the City of Riverside’s Frequency Coordinator. (Ord. 6922 § 1, 2007)

Section 16.36.060 Enhanced amplifications systems.

(a) Where buildings and structures are required to provide amenities to achieve adequate signal strength, they shall be equipped with any of the following to achieve the required adequate radio coverage for public safety channels; radiating cable system(s), internal multiple antenna system(s) with amplification system(s) as needed, voting receiver system(s) as needed, or any other City approved system(s).

(b) If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least eight (8) hours without external power input. The battery system shall automatically charge in the presence of external power.

(c) Amplification equipment must have adequate environmental controls to meet the heating, ventilation, cooling, and humidity requirements of the equipment that will be utilized to meet the requirements of this Code. The area where the amplification equipment is located also must be free of hazardous materials. The location of the amplification equipment must be in an

area that has twenty-four-hour, seven day a week access for the City's authorized communications personnel without prior notice. All communications equipment including amplification systems, cable, and antenna systems shall be grounded with a single point ground system of five ohms or less. The ground system must include an internal tie point within three feet of the amplification equipment. System transient suppression for the telephone circuits, ac power, radio frequency (RF) cabling and grounding protection are required as needed.

(d) The use of Signal Boosters operating on appropriate Riverside frequencies for the purpose of this article approved when required and are subject to the following conditions:

(i) The signal booster must have a current FCC certification for the City of Riverside frequencies it will amplify and no others.

(ii) FCC Class B (broadband) amplifiers will use filters specifically tuned to City of Riverside frequencies and reject adjacent frequencies in the direction of the signals going into the structure one (1) MHz or more from the closest City frequency by at least 35 dB. The City shall provide a list of current operating frequencies.

(iii) Signal boosters must have the capability of changing frequencies or adding frequencies as may be required in the future by the frequencies the FCC authorizes the City to use.

(iv) Signal boosters shall have the optional capability to send failure alarms to numeric City pagers or via a TCP/IP connection. The requirement of this option will be determined by the City based on a variety of factors including the nature of the occupancy and types of materials stored.

(v) Unless otherwise approved by the City, signal boosters, associated filters, and options (except battery back-ups) shall be enclosed with a single NEMA 12 or better cable. The cabinets shall not have openings.

(e) The following information shall be provided to the City representative by the building owner:

(i) A blueprint showing the location of the amplification equipment and associated antenna systems, including a view showing building access to the equipment; and

(ii) Schematic drawings of the electrical, backup power, and antenna system. (Ord. 6922 § 1, 2007)

Section 16.36.070 Testing procedures - method to conduct tests.

(a) Tests shall be made by a City certified person(s) using test frequencies within the same band. If testing is done on the actual frequencies, then this testing must be coordinated within the City's Public-Safety Communications Center. All testing must be done on frequencies authorized by the FCC. A valid FCC license will be required if testing is done on frequencies different from the police, fire, or emergency medical frequencies.

(b) Measurements shall be made using the following guidelines:

(i) With a service monitor using a unity gain antenna on a small ground plane;

(ii) Measurements shall be made with the antenna held in a vertical position as three (3) to four (4) feet above the floor;

(iii) A calibrated service monitor (with a factor calibration dated within twenty-four (24)) months may be used to do the test;

(iv) A Public-Safety Communications representative for the City may also make simultaneous measurements to verify that the equipment is making accurate measurements. A variance of 3 dB between the instruments will be allowed; and

(v) If measurements in one location are varying, then average measurements may be used. (Ord. 6922 § 1, 2007)

Section 16.36.075 Initial tests.

(a) A copy of such certification(s) shall be provided to the City's frequency coordinator. All compliance testing shall be the responsibility of the building or structure owner and shall be done at no expense to the City.

(b) Signal strength, both downlink (inbound) and uplink (outbound), shall be measure on each and every floor above and below ground including stairwells, basements, penthouse facilities, and parking areas of the structure. The structure shall be divided into fifty (50) foot grids and the measurements shall be taken at the center of each grid. In police substations and fire command posts, the grids shall be subdivided into four (4) twenty-five (25) foot grids in place of each fifty (50) foot grid. (Ord. 6922 § 1, 2007)

Section 16.36.080 Annual tests.

When an in-building system is installed, all active components must be tested by City certified person(s) a minimum of once every twelve (12) months. If communications appear to have degraded or if the tests fail to demonstrate adequate system performance, the owner of the building or structure is required to remedy the problem and restore the system in a manner consistent with the original approval criteria. The re-testing will be done at no expense to the City as required in the original testing procedures. Annual tests results shall be sent to the City's frequency coordinator.

City staff may, at any time during routine business hours, conduct independent testing of the in-building system to verify proper operation. (Ord. 6922 § 1, 2007)

Section 16.36.090 Enforcement.

The provisions of this Chapter may be enforced by procedures set forth in Chapter 1.17, by criminal prosecution, by civil injunction, or any other remedy provided by law. (Ord. 6922 § 1, 2007)

Chapter 16.40

THREATENED AND ENDANGERED SPECIES PRESERVATION DEVELOPMENT FEES

Sections:

16.40.010	Findings.
16.40.020	Purpose.
16.40.030	Definitions.
16.40.040	Establishment of fees.
16.40.050	Payment of fees.
16.40.060	Use of funds.
16.40.070	Appeals.
16.40.080	Annual report.

Section 16.40.010 Findings.

- A. The Legislature of the State of California has found and declared the following:
1. Certain species of fish, wildlife, and plants have been rendered extinct as a consequence of man's activities, untempered by adequate concern and conservation.
 2. Other species of fish, wildlife, and plants are in danger of, or threatened with, extinction because their habitats are threatened with destruction, adverse modification, or severe curtailment, or because of overexploitation, disease, predation, or other factors.
 3. These species of fish, wildlife, and plants are of ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of this State, and the conservation, protection, and enhancement of these species and their habitat is of statewide concern.
- B. The State Legislature has also found and declared that it is the policy of the State to conserve, protect, restore, and enhance any endangered species or any threatened species and its habitat and that it is the intent of the legislature, consistent with conserving the species, to acquire lands for habitat for these species.
- C. The congress of the United States has found and declared that:
1. Various species of fish, wildlife, and plants in the united States have been rendered extinct as a consequence of economic growth and development untempered by adequate concern and conservation.
 2. Other species of fish, wildlife, and plants have been so depleted in numbers that they are in danger of or threatened with extinction.
 3. These species of fish, wildlife, and plants are of aesthetic, ecological, educational, historical, recreational, and scientific value to the nation and its people.
 4. Encouraging the States and other interested parties, through federal financial assistance and a system of incentives, to develop and maintain conservation programs which meet national and international standards is a key to meeting the nation's international commitments and to better safeguarding, for the benefit of all citizens, the nation's heritage in fish, wildlife, and plants.
- D. The City Council of the City of Riverside hereby joins in these findings and further finds and determines as follows:
1. The preservation of threatened and endangered species is an important regional concern which crosses political boundaries and which requires the cooperation of cities, counties, the State of California, the United States and the owners of property affected by the

threatened or endangered species.

2. The preservation of threatened and endangered species is a benefit to all the citizens of the City of Riverside as we are all a part of the interdependent web of life and losing a part of it to extinction results in a loss for all of us. (Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Section 16.40.020 Purpose.

The purpose of this chapter is to provide funding for a portion of the cost of preparation and implementation of plans for the preservation of threatened and endangered species, including the preparation of habitat conservation plans and the acquisition of habitat reserve sites. It is the intent that development fees collected pursuant to this chapter, together with other City resources, fees collected by other jurisdictions and State and federal contributions will together serve to mitigate the impacts of development upon threatened and endangered species and to preserve for future generations species which are at risk of becoming extinct. (Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Section 16.40.030 Definitions.

As used in this chapter, the following terms shall have the following meanings:

Building permit for new development means a building permit issued pursuant to Chapter 16.08 of the Riverside Municipal Code for a structure which is not a replacement for a structure which previously existed on the same site.

Endangered species has the same meaning given to it by the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1531 et seq. and the California Endangered Species Act, California Fish and Game Code Section 2050 et seq.

Grading permit means a permit issued pursuant to Chapter 33, Excavation and Grading, of the Appendix to the Uniform Building Code, as adopted by the City of Riverside in Chapter 16.08 of the Riverside Municipal Code. For the purpose of this chapter, grading permit shall also include any other permit authorizing the disturbance of the soil such as a permit authorizing surface mining.

Habitat conservation plan means a plan prepared pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539.

Habitat reserve sites mean sites selected by the City of Riverside or other jurisdictions to be acquired to preserve the habitat of any threatened or endangered species.

Initial mobile home setup permit means the first mobile home setup permit to be issued by the Building Division of the Planning Department for a space in a mobile home park. Subsequent mobile home setup permits for the same space shall not be subject to the requirements of this chapter.

Threatened species has the same meaning given to it by the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1531 et seq. and the California Endangered Species Act, California Fish and Game Code Section 2050 et seq. (Ord. 6393 §§ 45, 46, 1997; Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Section 16.40.040 Establishment of fees.

Whenever it is determined by the City Council that a threatened or endangered species may be adversely impacted by development and/or growth occurring wholly or partially within the City of Riverside, the City Council may by resolution establish a preservation development fee requirement for the purposes set forth in Section 16.40.020. A fee may be established for a single specified species, for multiple specified species or for general use for the protection of any threatened or endangered species. More than one fee may be established. (Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Section 16.40.050 Payment of fees.

When a fee has been established by resolution of the City Council pursuant to Section 16.40.040, such fee shall be paid prior to the issuance of a grading permit, a building permit for new development or an initial mobile home setup permit, whichever occurs first after the establishment of the fee requirement. No grading permit, building permit for new development or initial mobile home setup permit shall be issued until such fee has been paid. (Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Section 16.40.060 Use of funds.

When a fee has been established pursuant to Section 16.40.040 and collected pursuant to Section 16.40.050, it shall be deposited in an account established solely for such fee. Each fee established shall be deposited in its own separate account. Funds shall be expended for the purposes for which the fee has been established including the preparation of habitat conservation plans and the acquisition of habitat reserve sites. The City may enter into agreements with other jurisdictions and may transfer funds to such other jurisdictions to be expended for the purposes for which the fee has been established. Funds collected pursuant to Section 16.40.050 may be expended on the preservation of threatened or endangered species outside the corporate boundaries of the City of Riverside when to do so will provide a general benefit to the citizens of the City of Riverside or will allow the development of property within the City boundaries which might otherwise not be permitted to develop. (Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Section 16.40.070 Appeals.

Any person aggrieved by the computation of fees pursuant to this chapter shall have the right to appeal to the Planning Commission. The appeal shall be taken not later than thirty days from the date the person is informed of the computation of fees. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this chapter. (Ord. 6462 § 16, 1999; Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Section 16.40.080 Annual report.

When a fee has been established and collected pursuant to this Chapter 16.40, the City Manager shall make an annual report to the City Council which shall include a statement of the amount of fees collected and spent in that year and a summary of efforts taken to preserve threatened and endangered species. (Ord. 5763 § 1, 1989; Ord. 5759 § 1, 1989; Ord. 5758 § 1, 1989; Ord. 5756 § 1, 1989)

Chapter 16.44

REGIONAL PARKS AND RESERVE PARKS DEVELOPMENT FEE

Sections:

16.44.010	Purpose.
16.44.020	Definitions.
16.44.030	Establishment of fee.
16.44.040	Payment of fee.
16.44.050	Use of fee.
16.44.060	Exemptions.
16.44.070	Fee credits.
16.44.075	Fee credits for land donated adjoining a regional park.
16.44.080	Appeals.
16.44.090	Annual report.

Section 16.44.010 Purpose.

The purpose of this Chapter is to provide for the payment of a development fee to be utilized for the acquisition and development of regional parks and reserve parks, and if necessary, to be utilized for interfund borrowing for local parks. (Ord. 6927 § 1, 2007; Ord. 5843 § 1, 1990)

Section 16.44.020 Definitions.

As used in this chapter the following terms shall have the following meanings:

Building permit for new development means a building permit issued pursuant to chapter 16.08 of the Riverside Municipal Code for a structure or a portion of a structure which is not a replacement for a structure or a portion of a structure which existed on the same site on January 1, 1990.

Initial mobile home setup permit means the first mobile home setup permit to be issued by the Building Division of the Planning Department for a space in a mobile home park. Subsequent mobile home setup permits issued for the same space shall not be subject to the requirements of this chapter. (Ord. 6393 § 47, 1997; Ord. 5843 § 1, 1990)

Section 16.44.030 Establishment of fee.

A development fee for regional parks and reserve parks is hereby established for and assessed against all new development and initial mobile home setups in the amount established by the City Council by resolution. (Ord. 5843 § 1, 1990)

Section 16.44.040 Payment of fee.

The required development fee for regional parks and reserve parks shall be paid prior to the issuance of a building permit for new development or an initial mobile home setup permit. No building permit for new development or initial mobile home setup permit shall be issued until such fee has been paid. (Ord. 5843 § 1, 1990)

Section 16.44.050 Use of fee.

When the development fee for regional parks and reserve parks has been collected, it shall be deposited with other fees for regional parks and reserve parks in a separate capital

facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the City, except for temporary investments. The fees may be expended solely for the purpose for which the fee was collected. Any interest income earned by moneys in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected. (Ord. 5843 § 1, 1990)

Section 16.44.060 Exemptions.

The following types of development shall not be required to pay the development fee for regional parks and reserve parks:

A. Non-residential development which replaces on the same lot previously existing residential or non-residential development, not to exceed the square footage of the previously existing development, within one year from the date of destruction or relocation of the previously existing development.

B. Residential development which replaces on the same lot previously existing non-residential development, within one year from the date of destruction or relocation of the previously existing development.

C. Residential development which replaces on the same lot previously existing residential development, unit for unit, of the same type, within one year from the date of destruction or relocation of the previously existing residential development.

D. Rehabilitation or remodeling of existing residential or non-residential development which does not add new square footage.

E. Single-Family Residential development where the lot size exceeds one acre in size shall only be required to pay this development fee for the first acre.

F. Development by local, state or federal governments for governmental use.

G. Development of golf course open space areas, including driving range, fairways and greens only. All structures, paved parking areas, sales areas and other similar non-open-space areas of the golf course shall be subject to payment of this development fee.

H. Non-residential development of a plant nursery, field crop, orchard, pasture or other such agricultural open space associated use, when such development is consistent with the maintenance of the property as agricultural use as defined in Title 19 of this Code.

I. The construction of an accessory building as defined in Title 19 of this Code, excluding second dwelling units. (Ord. 6927 § 2, 2007; Ord. 5843 § 1, 1990)

Section 16.44.070 Fee credits.

A developer may apply for a reduction in the amount of the development fees required by this chapter in exchange for a donation of land to the City of Riverside which land is situated in a planned regional park or reserve park as shown in the City of Riverside general plan. The developer's application shall include an appraisal of the value of the land and shall be submitted to the Park and Recreation Director. The Park and Recreation Director shall confer with the Planning Director and the Real Property Services Manager and shall prepare a report with recommendations for the City Council regarding the proposed credit. The City Council may approve or deny the proposed credit or may approve the credit for a lesser amount than requested. The credit shall not exceed the amount of development fees required to be paid by the applicant. This section is not applicable to land donations made to the City or to commitments made to donate land to the City which donations or commitments were made prior to the effective date of this chapter or prior to City Council approval of a credit pursuant to this section. (Ord. 5843 § 1, 1990)

Section 16.44.075 Fee credits for land donated adjoining a regional park.

Fee credits for the development fees required under this Chapter for a specified residential development area may be approved by the City Council upon its determination, by resolution, that the applicant for the fee credits for such specified residential development area has caused land adjoining an existing regional park to be committed for use as public open park space held by a public entity or has caused land to be donated to the City of Riverside and to be incorporated into the adjoining regional park. Said resolution shall designate the residential development area to which fee credits shall be issued and shall establish the dollar amount of such credits based upon an appraisal of the value of the land and evaluation of the proposed donation and its value by the City's Park and Recreation Director and the Real Property Services Manager, who shall prepare a report to the City Council with recommendations regarding the proposed fee credits. The City council may approve or deny the proposed fee credits or may approve the fee credit for a lesser amount than requested. The credit shall not exceed the amount of regional park development fees required to be paid for the designated residential development area. At the time of adoption of the resolution approving the fee credit, the City Council shall initiate any necessary zoning change to place the subject land in the Official "O" Park Zone. (Ord. 6647 §1, 2003)

Section 16.44.080 Appeals.

Any person aggrieved by the computation of fees pursuant to this chapter shall have the right to appeal to the Planning Commission. The appeal shall be taken not later than thirty days from the date the person is informed of the computation of fees. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this chapter. The decision of the Planning Commission shall be transmitted to the City Council for ratification, modification or denial. (Ord. 6462 § 17, 1999; Ord. 5843 § 1, 1990)

Section 16.44.090 Annual report.

Within sixty days of the close of each fiscal year, the Park and Recreation Director and the Finance Director shall make a report to the City Council which shall include the beginning and ending balance for the fiscal year, the fee, interest and other income, the amount of expenditure by facility and the amount of any refunds made during the fiscal year. This report shall be made available to the public and shall be reviewed by the City Council at its next regularly scheduled public meeting not less than fifteen days after the report is released. (Ord. 5843 § 1, 1990)

Chapter 16.48

OVERLOOK PARKWAY CROSSING OF THE ALESSANDRO ARROYO DEVELOPMENT FEE

Sections:

16.48.010	Purpose.
16.48.020	Definitions.
16.48.030	Establishment of fee.
16.48.040	Payment of fee.
16.48.050	Use of fee.
16.48.060	Exemptions.
16.48.070	Appeals.
16.48.080	Annual report.

Section 16.48.010 Purpose.

The purpose of this chapter is to provide for the payment of a development fee to be utilized for the development and construction of a bridge crossing the Alessandro Arroyo at Overlook Parkway. (Ord. 5903 § 1, 1991)

Section 16.48.020 Definitions.

As used in this chapter the following terms shall have the following meanings:

"Building permit" for new development means a building permit issued pursuant to Chapter 16.08 of the Riverside Municipal Code for a structure or a portion of a structure which is not a replacement for a structure or a portion of a structure which existed on the same site on January 1, 1991.

"Alessandro Heights area" shall mean that area of the City of Riverside generally located adjacent to the Alessandro Arroyo and as described by resolution of the City Council. (Ord. 6393 § 48, 1997; Ord. 5903 § 1, 1991)

Section 16.48.030 Establishment of fee.

A development fee for the construction of a bridge crossing the Alessandro Arroyo at Overlook Parkway is hereby established for and assessed against all new development in the Alessandro Heights area in the amount established by the City Council by resolution. (Ord. 5903 § 1, 1991)

Section 16.48.040 Payment of fee.

The required development fee for the bridge crossing the Alessandro Arroyo at Overlook Parkway shall be paid prior to the issuance of a building permit for new development permit. No building permit for new development in the Alessandro Heights area shall be issued until such fee has been paid. (Ord. 5903 § 1, 1991)

Section 16.48.050 Use of fee.

When the development fee for the bridge crossing the Alessandro Arroyo at Overlook Parkway has been collected, it shall be deposited in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the City, except to temporary investments. The fees may be expended solely for the purpose for which

the fee was collected. An interest income earned by moneys in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected. (Ord. 5903 § 1, 1991)

Section 16.48.060 Exemptions.

The following types of development shall not be required to pay the development fee for the bridge crossing the Alessandro Arroyo at Overlook Parkway:

A. Non-residential development which replaces on the same lot previously existing residential or non-residential development, not to exceed the size of the replaced development, within one year from the date of destruction or relocation of the previously existing development.

B. Residential development which replaces on the same lot previously existing non-residential development, not to exceed the size of the replaced development, within one year from the date of destruction or relocation of the previously existing development.

C. Residential development which replaces on the same lot previously existing residential development, unit for unit, within one year from the date of destruction or relocation of the previously existing residential development.

D. Rehabilitation or remodeling of existing non-residential development which does not add new square footage.

E. Rehabilitation or remodeling of or additions to existing residential development which does not add new dwelling units.

F. Development by local, State or federal governments for governmental use. (Ord. 5903 § 1, 1991)

Section 16.48.070 Appeals.

Any person aggrieved by the application of fee pursuant to this chapter shall have the right to appeal to the Planning Commission. The appeal shall be taken not later than thirty days from the date the person is informed of the fee. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this chapter. The decision of the Planning Commission shall be transmitted to the City Council for ratification, modification or denial. (Ord. 6462 § 18, 1999; Ord. 5903 § 1, 1991)

Section 16.48.080 Annual report.

Within sixty days of the close of each fiscal year, the Public Works Director and the Finance Director shall make a report to the City Council which shall include the beginning and ending balance for the fiscal year, the fee, interest and other income, the amount of expenditure and the amount of any refunds made during the fiscal year. This report shall be made available to the public and shall be reviewed by the City Council at its next regularly scheduled public meeting not less than fifteen days after the report is released. (Ord. 5903 § 1, 1991)

Chapter 16.52

DEVELOPMENT FEES FOR FIRE STATIONS

Sections:

- 16.52.010 Purpose.**
- 16.52.020 Definitions.**
- 16.52.030 Establishment of fees.**
- 16.52.040 Payment of fees.**
- 16.52.050 Use of fee.**
- 16.52.060 Exemptions.**
- 16.52.070 Appeals.**
- 16.52.080 Annual report.**

Section 16.52.010 Purpose.

The purpose of this chapter is to provide for the payment of development fees to be utilized for the purchase of land for and the construction of fire stations and the acquisition of equipment and furnishings to equip fire stations. (Ord. 5948 § 1, 1991)

Section 16.52.020 Definitions.

As used in this chapter the following terms shall have the following meanings:

"Building permit for new development" means a building permit issued pursuant to Chapter 16.08 of the Riverside Municipal Code for a structure or a portion of a structure which is not a replacement for a structure or a portion of a structure which existed on the same site on July 1, 1991.

"Initial mobile home setup permit" means the first mobile home setup permit to be issued by the Building Division of the Planning Department for a space in a mobile home park. Subsequent mobile home setup permits issued for the same space shall not be subject to the requirements of this chapter.

"Fire station development fee" means a development fee established by resolution of the City Council pursuant to this chapter.

"Fire station development fee service area" means a geographic area designated by resolution of the City Council. (Ord. 6393 § 49, 1997; Ord. 5948 § 1, 1991)

Section 16.52.030 Establishment of fees.

The City Council may by resolution establish a fire station development fee requirement for the purposes set forth in Section 16.52.010. Each fire station development fee shall be assigned to a fire station development fee service area. (Ord. 5948 § 1, 1991)

Section 16.52.040 Payment of fees.

When a fee has been established by resolution of the City Council pursuant to Section 16.52.030, such fee shall be paid prior to the issuance of a building permit for new development or an initial mobile home setup permit. No building permit for new development or initial mobile home setup permit shall be issued until such fee has been paid. (Ord. 5948 § 1, 1991)

Section 16.52.050 Use of fee.

When a fire station development fee has been established pursuant to Section 16.52.030 and collected pursuant to Section 16.52.040, it shall be deposited with other fire

station development fees for the same fire station development fee service area in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the City of Riverside, except for temporary investments. The fees may be expended solely for the purposes for which the fee was collected. Any interest income earned by money in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purposes for which the fee was originally collected. (Ord. 5948 § 1, 1991)

Section 16.52.060 Exemptions.

The following types of development shall not be required to pay a fire station development fee:

A. Non-residential development which replaces on the same lot previously existing residential or non-residential development, not to exceed the size of the replaced development, within one year from the date of destruction or relocation of the previously existing development.

B. Residential development which replaces on the same lot previously existing non-residential development, not to exceed the size of the replaced development, within one year from the date of destruction or relocation of the previously existing development.

C. Residential development which replaces on the same lot previously existing residential development, unit for unit, within one year from the date of destruction or relocation of the previously existing residential development.

D. Rehabilitation or remodeling of existing non- residential development which does not add new square footage.

E. Rehabilitation or remodeling of or additions to existing residential development which does not add new dwelling units.

F. Development by local, State or federal governments for governmental use. (Ord. 5948 § 1, 1991)

Section 16.52.070 Appeals.

Any person aggrieved by the computation of fees pursuant to this chapter shall have the right to appeal to the Planning Commission. The appeal shall be taken not later than thirty days from the date the person is informed of the computation of fees. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this chapter. The decision of the Planning Commission shall be transmitted to the City Council for ratification, modification or denial. (Ord. 6462 § 19, 1999; Ord. 5948 § 1, 1991)

Section 16.52.080 Annual report.

Within sixty days of the close of each fiscal year, the Fire Chief and the Finance Director shall make a report to the City Council which shall include the beginning and ending balance for the fiscal year, the fee, interest and other income, the amount of expenditure by facility and the amount of any refunds made during the fiscal year. This report shall be made available to the public and shall be reviewed by the City Council at its next regularly scheduled public meeting not less than fifteen days after the report is released. (Ord. 5948 § 1, 1991)

Chapter 16.56

SCHOOL DEVELOPMENT FEE

Sections:

16.56.010	Purpose.
16.56.020	Definitions.
16.56.030	Determination of impactation--School development fees.
16.56.040	Payment of fees.
16.56.050	Exemption from fees.
16.56.060	Separate fund.
16.56.070	Annual report.

Section 16.56.010 Purpose.

The Master Plan Study of Educational and Recreational Facilities for the City of Riverside, California, July, 1965, recognizes the responsibility of the City to insure that school facilities are included in the City's planning efforts and further recognizes the need for a planned financial program to assure adequate educational facilities. The Riverside general plan states that many new schools will be needed to serve anticipated population growth. Future residential development has the potential to have a significant environmental effect on school services. The voters of the City have found that residential development without adequate plans and policies causes overcrowding of schools. For the purpose of implementing the general plan and the City's growth management policies and to mitigate the impact of residential development on the ability of the school districts to provide quality education in the City, a school development fee may be required pursuant to the provisions of this chapter. (Ord. 6393 § 40, 1997; Ord. 5018 § 1 (part), 1982)

Section 16.56.020 Definitions.

For the purpose of this chapter, the following words and phrases shall have the meanings given to them below:

"Dwelling" means a building or portion thereof or a mobile home or manufactured house designed primarily for residential occupancy. The term dwelling does not include hotels or motels.

"Dwelling unit" means two or more rooms in a dwelling as defined above designed for occupancy by one family and having no more than one kitchen.

"Educational level" means elementary school, middle school and high school.

"Impacted school district" means a school district which is at eighty-five percent of capacity or above at any education level.

"Residential development" means the construction of a dwelling or dwellings, the location of a moved dwelling or dwellings, the assembly of a prefabricated dwelling or dwellings and/or the placement of a mobile home or mobile homes.

"School development fee" means a fee established pursuant to this chapter.

"School district" means any school district any part of which is located within the City. (Ord. 6393 § 40, 1997; Ord. 5111 § 1, 1983; Ord. 5018 § 1 (part), 1982)

Section 16.56.030 Determination of impactation--School development fees.

A determination that a school district is an impacted school district shall be made by the school board of the school district after a public hearing thereon. When the school board has

determined that the district is impacted at any educational level it shall so notify the City. Thereafter all residential subdivision approvals in the impacted school district shall be conditioned upon mitigation of the adverse impacts of the additional residential development on the schools, and no residential development shall be approved by the City in the impacted school district until the adverse impacts of the additional residential development on the schools have been adequately mitigated. Mitigation may be accomplished by the payment of a school development fee. If such mitigation is to be accomplished by such a fee, the amount of the fee per dwelling unit for each educational level shall not exceed the cost of construction of school district instructional facilities for that educational level for one student multiplied times the number of students as that educational level projected per dwelling unit. (Ord. 6393 § 40, 1997; Ord. 5018 § 1 (part), 1982)

Section 16.56.040 Payment of fees.

When school development fees are established by an impacted school district pursuant to Section 16.05.030, such fees shall be paid prior to the issuance of a building permit or a mobile home set up permit for a proposed residential development. No building permit or mobile home set up permit for residential development shall be issued until such fees are paid. No school development fee shall be required for lots in a mobile home park subdivision recorded prior to August 1, 1982 or for lots or spaces for which the fee has previously been paid. No school development fee shall be required for residential development which replaces on the same lot previously existing residential development, unit for unit, within one year from the date of destruction or relocation of the previously existing residential development. (Ord. 6393 § 40, 1997; Ord. 5111 § 2, 1983; Ord. 5018 § 1 (part), 1982)

Section 16.56.050 Exemption from fees.

There shall be exempted from the fees required by this chapter, the construction of any dwelling unit to be used exclusively for housing the elderly or handicapped persons and financed by the federal government pursuant to Section 202 of Public Law 86-372 (12 U.S.C. 1701g), as amended, or Section 236 of Public Law 90-448 (12 U.S.C. 1715z), and owned and operated by religions, hospital, scientific or charitable funds, foundations or corporations, and entitled to the welfare exemption provided for in Section 4b of Article XIII of the State Constitution. (Ord. 6393 § 40, 1997; Ord. 5018 § 1 (part), 1982)

Section 16.56.060 Separate fund.

All school development fees collected pursuant to this chapter shall be placed in a separate fund to be established by the school district. (Ord. 6393 § 40, 1997; Ord. 5018 § 1 (part), 1982)

Section 16.56.070 Annual report.

Any impacted school district which has established a school development fee shall make an annual report to the City Council which shall include a statement of the amount of school development fees collected and spent in that year and a summary of the facilities acquired. (Ord. 6393 § 40, 1997; Ord. 5018 § 1 (part), 1982)

Chapter 16.60

LOCAL PARK DEVELOPMENT FEES

Sections:

16.60.010	Purpose.
16.60.015	Use of fee.
16.60.020	Determinations.
16.60.025	Definitions.
16.60.030	Local park development fee required.
16.60.035	Dedication and/or improvement in lieu of payment of local park development fee.
16.60.040	Payment of fees.
16.60.045	Exemption from fees.
16.60.050	Use of funds.
16.60.060	Appeals.
16.60.070	Severability.

Section 16.60.010 Purpose.

The purpose of the Local Park Development Fee is to enable the acquisition and/or development and/or improvement of neighborhood and community parks to provide both passive and active recreational opportunities to the residents of the City of Riverside in order to improve the quality of life and for the public health, welfare and benefit. New development within the City generates a need for added facilities and an increased demand upon existing facilities, and the imposition of a Local Park Development Fee upon such new development is necessary to provide funding for such new or improved facilities meeting established standards for such new development. (Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 5390 § 1, 1986; Ord. 5018 § 2, 1982; Ord. 4834 § 1, 1980; Ord. 4325 § 2 (part), 1976)

Section 16.60.015 Use of fee.

The Local Park Development Fee imposed pursuant to the provisions of this chapter is to finance the acquisition and/or development and/or improvement of neighborhood and/or community parks as identified in the City of Riverside General Plan as adopted by the City Council and as may be amended from time to time and in accordance with the Capital Improvements Program as may be approved and adopted by the City Council. (Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996)

Section 16.60.020 Determinations.

The imposition of a Local Park Development Fee is necessary to provide funding for the acquisition and/or development of new parks and the expansion and/or improvement (including rehabilitation) of existing parks in order to provide adequate neighborhood and community parks benefitting the development upon which the fee is imposed. The amount of the Local Park Development Fee is to be calculated based upon the following adopted minimum standards: that the public interest, convenience, health, welfare and safety requires the provision of three acres of local parks per thousand population, consisting of 0.75 acres of Community Park per thousand population and 2.25 acres of Neighborhood Park per thousand population. (Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996)

Section 16.60.025 Definitions.

For the purpose of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them below:

1. "Duplex" means a building under one roof designed for or occupied exclusively for two families, living independently of each other.

2. "Dwelling unit" is as defined in Title 19 of this Code and also includes a manufactured dwelling unit as defined in said Title 19.

3. "Mobile home" is as defined in Title 19 of this Code.

4. "Multiple-family dwelling unit" means any dwelling unit contained in an apartment house designed for or occupied by five or more families, living independently of each other, or any dwelling unit located in a planned residential development having a density exceed six and one-half units per acre.

5. "New dwelling unit" means any increase in the number of dwelling units, as defined above, over the number existing on any lot on September 7, 1976.

6. "New mobile home" means the first placement of a mobile home on a lot or mobile home space on or after September 7, 1976.

7. "Nonresidential unit" means any structure, except an accessory building, which is planned or constructed primarily for a nondwelling use.

8. "Single-family dwelling unit" means a single-family dwelling unit or a manufactured dwelling unit as each are defined in Title 19 of this Code, or any dwelling unit located in a planned residential development having a density of six and one-half units per acre or less.

9. "Quadplex" means a building under one roof designed for or occupied exclusively for four families, living independently of each other.

10. "Triplex" means a building under one roof designed for or occupied exclusively for three families, living independently of each other.

11. "Turn Key Park" means the fully developed and improved land to be conveyed to City by a developer for a neighborhood or community park, improved with both on-site and off-site improvements to the standards of the City for a neighborhood or community park and including all the improvements required by the Park and Recreation Director for acceptance of such improved land into the City's public park system as a fully functioning park without the necessity of further City improvements.

12. "Park and Recreation Director" means the Parks, Recreation and Community Services Director. (Ord. 6926 § 1, 2007; Ord. 6832 § 3, 2005; Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 5111 §§ 3, 4, 5, 1983; Ord. 5018 §§ 3, 4, 5, 1982; Ord. 4834 § 2, 1980; Ord. 4325 § 2 (part), 1976)

Section 16.60.030 Local park development fee required.

A Local Park Development Fee is hereby imposed on the construction or placement of all nonresidential units, new dwelling units and new mobile homes in accordance with the schedule of fees that may be established by the City Council by resolution. No fee shall be assessed on any governmental use by the city, county, state or federal government. (Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 5111 § 6, 1983; Ord. 5018 § 6, 1982; Ord. 4834 § 3, 1980; Ord. 4531 § 1, 1978; Ord. 4367 § 1, 1977; Ord. 4325 § 2 (part), 1976)

Section 16.60.035 Dedication and/or improvement in lieu of payment of local park development fee.

In lieu of payment of all or a portion of the Local Park Development Fee, the following may be accepted by the City Council:

A. Dedication. In lieu of payment of all or a portion of the Local Park Development Fee, land may be dedicated to the City of Riverside for park and recreational purposes as hereinafter

provided. Whenever a developer determines to dedicate land in lieu of payment of the Local Park Development Fee, a written application shall be made to the Park and Recreation Director describing the property to be dedicated and the development to receive credit for the Local Park Development Fee. The Park and Recreation Director shall confer with the Planning Director and the Real Property Services Manager and shall prepare a report to the City Council regarding the proposed dedication. The value of the property to be dedicated shall be determined in the same manner as the then current calculation of the average cost of parkland for the Local Park Development Fee unless the Park and Recreation Director makes a finding that the property proposed to be dedicated is unique, and in that event, the Park and Recreation Director shall cause an appraisal to be prepared for such property.

The report to the City Council from the Park and Recreation Director shall indicate whether the following requirements have been met and shall make a recommendation regarding the proposed dedication:

1. The property proposed to be dedicated is shown on the current City of Riverside General Plan as a neighborhood or a community park.

2. The property being dedicated meets the minimum size standard set forth in the current City of Riverside General Plan for the type of park designated and is large enough and topographically suitable to be developed for its proposed park and recreational use without the acquisition of additional land, except that less land or less than topographically-suitable land may be accepted when the land being dedicated in lieu of the Local Park Development Fee, taken together with land the City already owns or is in the process of acquiring for park and recreational purposes meets the requirements of this paragraph. The requirements of this paragraph may also be met when a dedication taken together with one or more other dedications meets the requirements.

3. The property being dedicated is valued at the same or more than the Local Park Development Fee or portion thereof which would otherwise be imposed on the development.

The City Council may accept or deny the dedication of land in lieu of payment of all or a portion of the Local Park Development Fee. If the property being dedicated is accepted by the City Council in lieu of payment of all or a portion of the Local Park Development Fee, the City Council shall by resolution make the findings and determinations required hereinabove and state the equivalent amount of the fees credited in which the dedication is in lieu. Such amount may be less than the appraised value of the property as determined by the City Council.

The credit for the dedication in lieu of payment of the Local Park Development Fee shall not be given until such time as the property is conveyed to the City of Riverside free and clear of any liens or of any encumbrances which in the reasonable determination of the Park and Recreation Director could impede the use of the property for public park purposes.

B. Turn Key Park. In lieu of payment of all or a portion of the Local Park Development Fee, land improved for park purposes may be dedicated to the City of Riverside for park and recreational purposes as hereinafter provided. Whenever a developer determines to dedicate improved land in lieu of payment of the Local Park Development Fee, a written application shall be made to the Park and Recreation Director describing the property to be dedicated, the improvements constructed or to be constructed and the development to receive credit for the Local Park Development Fee together with the value of the property and the estimated costs for the construction of the improvements based upon the costs used in the determination of the then current Local Park Development Fee, if applicable, or as otherwise negotiated and agreed upon by the Park and Recreation Department. If the Park and Recreation Director makes a finding that the property proposed to be dedicated is unique, the Park and Recreation Director shall cause an appraisal to be prepared for such property.

The Park and Recreation Director shall confer with the Planning Director and the Real Property Services Manager and shall prepare a report to the City Council regarding the proposed dedication of the improved land. The report shall indicate whether the following

requirements have been met and shall make a recommendation regarding the proposed dedication:

1. The property being dedicated is shown on the current City of Riverside General Plan as a neighborhood or community park.

2. The property being dedicated meets the minimum size standard set forth in the current City of Riverside General Plan for the type of park designated and is large enough and topographically suitable to be developed for its proposed park and recreational use without the acquisition of additional land except that less land or less than topographically-suitable land may be accepted when the land being dedicated in lieu of the Local Park Development Fee, taken together with land the City already owns or is in the process of acquiring for park and recreational purposes meets the requirements of this paragraph. The requirements of this paragraph may also be met when a dedication taken together with one or more other dedications meets the requirements.

3. The improvements installed or proposed to be installed are equal to or greater than those required by the Park and Recreation Department for a neighborhood or community park, whichever is applicable.

4. The property being dedicated in its improved form is valued at the same or more than the Local Park Development Fee or portion thereof which would otherwise be imposed on the development.

If the developer proposes to delay the conveyance of the Turn Key Park to the City until after the issuance of the building permits for the development to be granted credit, the report to the City Council shall be accompanied by an agreement in recordable form executed by all parties having an interest in the land and improvements proposed to be conveyed to the City and approved as to content by the Park and Recreation Director setting forth the percentage or number of residences in such development which may be built and issued certificates of occupancy prior to the conveyance of the Turn Key Park to the City.

The City Council may accept or deny the dedication of the Turn Key Park in lieu of payment of all or a portion of the Local Park Development Fee. If the improved property being dedicated is accepted by the City Council in lieu of payment of all or a portion of the Local Park Development Fee, the City Council shall by resolution make the findings and determinations required hereinabove and state the equivalent amount of the fees to be credited. Such amount may be less than the appraised value of the improved property.

The credit for the dedication shall not be given until such time as one of the following occurs: (i) the improvements have been completed and found acceptable by the Park and Recreation Director or the authorized designee of the Director and the property is conveyed to the City of Riverside free and clear of any liens or of encumbrances which in the reasonable determination of the Park and Recreation Director could impede the use of the property for public park purposes; or (ii) the recordation in the office of the County Recorder of Riverside County of an agreement signed by all parties having an interest in the property to be conveyed for park purposes agreeing to convey such to the City free and clear of any liens or of encumbrances which in the reasonable determination of the Park and Recreation Director could impede the use of the property for public park purposes and to fully improve such land prior to such conveyance with the improvements as required by City as set forth in said agreement and setting forth the percentage or number of residences in such development which may be built and issued certificates of occupancy prior to the conveyance of the Turn Key Park to the City, which agreement shall be subject to the approval of the Park and Recreation Director and the City Attorney, and shall be accompanied by a security in a form acceptable to the City Attorney for the performance of such agreement payable to City in case of default in the amount of the credit to be given.

C. Improvement of Existing Park Land. In lieu of payment of all or a portion of the Local Park Development Fee, City land may be improved for park and recreational purposes as

hereinafter provided. Whenever a developer determines to improve park land in lieu of payment of the Local Park Development Fee, a written application shall be made to the Park and Recreation Director indicating the property to be improved, describing the improvements to be constructed and the development to receive credit for the Local Park Development Fee together with an estimate of the costs for the construction of the improvements based upon the costs as utilized in the calculations for the then current Local Park Development Fee. The Park and Recreation Director shall prepare a report to the City Council regarding the proposed improvements. The report shall indicate whether the following requirements have been met and shall make a recommendation regarding the proposed dedication:

1. The property proposed to be improved is shown on the current City of Riverside General Plan as a neighborhood or community park.

2. The property proposed to be improved meets the minimum size standard set forth in the current City of Riverside General Plan for the type of park designated and is large enough and topographically suitable to be developed for its proposed park and recreational use without the acquisition of additional land.

3. The improvements proposed to be installed are equal to or greater than those required by the Park and Recreation Department for a neighborhood or community park, whichever is applicable.

4. The estimated cost of the improvements is valued at the same or more than all or a portion of the Local Park Development Fee which would otherwise be imposed on the development.

The City Council may accept or deny the application for improving park land in lieu of payment of all or a portion of the Local Park Development Fee. If the proposal is accepted by the City Council in lieu of payment of all or a portion of the Local Park Development Fee, the City Council shall by resolution make the findings and determinations required hereinabove and state the estimated equivalent amount of the fees to be credited.

The credit for the improvements towards the Local Park Development Fee shall not be given until such time as the improvements have been completed and found acceptable by the Park and Recreation Director or the authorized designee of the Director.

D. Specific Plan Methods. In lieu of payment of all or a portion of the Local Park Development fees in connection with development in an area of the City within a Specific Plan combining zone and subject to a Specific Plan duly adopted by the City Council of the City of Riverside, a developer may request approval to use the methods for consideration of local park fee credits stated in the approved Specific Plan by filing a written application with the Park and Recreation Director. The Park and Recreation Director shall confer with the Planning Director and the Real Property Services Manager and shall prepare a report to City Council regarding the proposed credit methods to be used. The report shall indicate the value of the proposed credit methods and shall contain a recommendation regarding the proposed use of such methods, as well as, if applicable, a statement of whether the requirements set forth in Section 16.60.035(A)(1)-(3) have been met.

The City Council may approve or deny the application to use the proposed methods for consideration of local park fee credits. If the City Council approves use of the proposed credit methods in lieu of payment of all or a portion of the Local Park Development fees, the City Council shall by resolution make the findings and determinations required hereinabove and state the equivalent amount of fees credited for each approved method. Some amounts may be less than the appraised values as determined by the City Council.

The credits in lieu of payment of all or a portion of the Local Park Development fees shall not be given until such time as one of the following occurs: (1) the Park and Recreation Director reasonably determines that any and all improvements, dedications and/or open space considered for local park fee credits are readily available for park uses and there is no impediment to fulfilling the City's intent in allowing use of the approved credit methods in lieu of

payment of all or a portion of the Local Park Development Fees; or (2) an agreement satisfactory to the Park and Recreation Director and signed by all parties having an interest in the subject property is recorded in the office of the County Recorder of Riverside County ensuring that the park for which the credits were approved will be implemented. (Ord. 6543 § 1, 2000; Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 5390 § 2, 1986; Ord. 5042 § 1, 1982)

Section 16.60.040 Payment of fees.

Fees required by this chapter shall be paid prior to the issuance of a building permit or a mobile home set up permit for any construction or placements which adds a nonresidential unit, new dwelling unit or new mobile home to any lot or mobile home space. No building permit or mobile home set up permit shall be issued until such fees are paid. (Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 5111 § 7, 1983; Ord. 5018 § 7, 1982; Ord. 4325 § 2 (part), 1976)

Section 16.60.045 Exemption from fees.

The following types of development shall not be required to pay the development fee for local parks:

1. The construction of any dwelling to be used exclusively for housing the elderly or handicapped persons and financed by the federal government and owned and operated by a non-profit corporation entitled to the welfare exemption provided for in Section 4b of Article XIII of the State Constitution.

2. Non-residential development which replaces on the same lot previously existing non-residential development, not to exceed the square footage of the replaced development.

3. Residential development which replaces on the same lot previously existing residential development, unit for unit, of the same type.

4. Rehabilitation or remodeling of existing non- residential development which does not add new square footage.

5. Rehabilitation or remodeling of existing residential development which does not add new dwelling units.

6. The construction of an accessory building as defined in Title 19 of this Code, excluding second dwelling units. (Ord. 6926 § 2, 2007; Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 4649 § 1, 1979)

Section 16.60.050 Use of funds.

A Special Capital Improvement Fund shall be established in which the Local Park Development Fees collected pursuant to this chapter shall be deposited. The funds shall be expended solely for the acquisition and/or development and/or improvement of neighborhood or community parks in general conformance with the priorities established by the City of Riverside General Plan. (Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 5390 § 3, 1986; Ord. 4325 § 2 (part), 1976)

Section 16.60.060 Appeals.

Any person aggrieved by the computation of fees pursuant to this chapter shall have the right to appeal to the Planning Commission. The appeal shall be taken not later than thirty days from the date the person is informed of the computation of the fees under this chapter. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this chapter. (Ord. 6462 § 20, 1999; Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996; Ord. 5018 § 8, 1982; Ord. 4325 § 2 (part), 1976)

Section 16.60.070 Severability.

If any section, sentence, clause, or phrase of this chapter is for any reason held to be invalid by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The City Council hereby declares that it would have adopted this chapter, and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid. (Ord. 6393 § 41, 1997; Ord. 6325 § 1, 1996)

Chapter 16.64

TRAFFIC SIGNAL AND RAILROAD SIGNAL MITIGATION FEES AND TRANSPORTATION IMPACT FEES

Sections:

16.64.010	Purpose.
16.64.020	Definitions.
16.64.030	Traffic signal and railroad signal mitigation fees.
16.64.040	Transportation impact fee.
16.64.050	Use of traffic signal and railroad signal mitigation fees.
16.64.060	Use of transportation impact fees.
16.64.070	Appeals.

Section 16.64.010 Purpose.

The City Council hereby finds and determines that new private development in the City of Riverside increases the amount of traffic utilizing the City street system thereby requiring the installation of additional traffic signals, railroad signals including crossing gates and associated work, and street improvements at specified locations to increase or improve transportation capacity, in order to protect the public health, safety and welfare and that such private new development should pay its fair share of such improvements.

The purpose of this chapter is twofold. First, it is to provide for the imposition of fees on each new nonresidential unit, residential dwelling unit and mobile home space, which fees are to be placed in a specially-designed fund to be utilized for the purchase and installation of traffic signals and railroad signals including crossing gates and other protective devices and all costs associated with railroad crossing protection. Secondly, it is to provide for the imposition of fees on each new residential dwelling unit and mobile home space, which fees are to be placed in a specially-designated fund to be utilized for improvements to streets as designated by the City Council in order to increase or improve the carrying capacity of such streets to solve current and proposed traffic congestion. (Ord. 6393 § 42, 1997; Ord. 5592 § 1, 1987; Ord. 5477 § 1, 1987; Ord. 5313 § 1, 1985)

Section 16.64.020 Definitions.

For the purpose of this chapter, the following words, terms and phrases shall have the meaning given in this section:

"Nonresidential unit" means any structure or addition greater than six hundred fifty square feet which is planned or constructed primarily for a nondwelling use, but shall include hotels and motels.

"Dwelling" means a building or portion thereof or a mobile home or manufactured house designed primarily for residential occupancy, including one-family, two-family and multiple-family dwellings. The term dwelling shall not include hotels or motels.

"Dwelling unit" is any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the Building Code for not more than one family, but shall not include "auxiliary dwelling unit" as defined by Section 19.04.037 of this code.

"Mobile home space" is as defined by Section 19.04.320 of this code. (Ord. 6393 § 42, 1997; Ord. 5592 § 1, 1987; Ord. 5313 § 1, 1985)

Section 16.64.030 Traffic signal and railroad signal mitigation fees.

A traffic signal and railroad signal mitigation fee is hereby imposed on the construction of all new nonresidential units, dwelling units and mobile home spaces in accordance with the schedule of fees that may be established by the City Council by resolution. No fee shall be assessed on any City, County, State or federal governmental use.

Fees required by this section shall be paid upon application to the City for a building permit for any construction which adds a nonresidential unit, new dwelling unit or new mobile home space to any parcel of real property. No building permit shall be issued until the fee is paid. Computation of the amount required shall be made by the Building Official or a designated representative. (Ord. 6393 § 42, 1997; Ord. 5592 § 1, 1987; Ord. 5313 § 1, 1985)

Section 16.64.040 Transportation impact fee.

A transportation impact fee is hereby imposed on the construction of all new dwelling units and mobile home spaces in accordance with the schedule of fees that may be established by the City Council by resolution. No fee shall be assessed on any City, County, State or federal governmental use.

Fees required by this section shall be paid upon application to the City for a building permit for any construction which adds a new dwelling unit or new mobile home space to any parcel of real property. No building permit shall be issued until the fee is paid. Computation of the amount required shall be made by the Building Official or a designated representative. (Ord. 6393 § 42, 1997; Ord. 5592 § 1, 1987)

Section 16.64.050 Use of traffic signal and railroad signal mitigation fees.

A special traffic signal and railroad crossing Improvement mitigation fee account is hereby established and all fees collected pursuant to Section 16.07.030 shall be deposited therein. Such funds shall be expended solely for the purchase and installation of traffic signals and railroad signals including crossing gates and other protective devices, and all costs associated with railroad crossing protection, including, but not limited to, planking, sidewalks and curbs and gutters. (Ord. 6393 § 42, 1997; Ord. 5592 § 1, 1987; Ord. 5313 § 1, 1985)

Section 16.64.060 Use of transportation impact fees.

A special transportation impact fee account is established and all fees collected pursuant to Section 16.07.040 shall be deposited therein. Such funds shall be expended solely for the construction of improvements on those streets or portions thereof as designated from time to time by the City Council in order to increase or improve the transportation capacity of such streets. (Ord. 6393 § 42, 1997; Ord. 5592 § 1, 1987; Ord. 5477 § 2, 1987; Ord. 5313 § 1, 1985)

Section 16.64.070 Appeals.

Any person aggrieved by the computation of fees pursuant to this chapter shall have the right to appeal to the Planning Commission in accordance with the appeal procedure set forth in Section 2.40.030 of this code. (Ord. 6462 § 21, 1999; Ord. 6393 § 42, 1997; Ord. 5592 § 1, 1987; Ord. 5313 § 1, 1985)

Chapter 16.68

TRANSPORTATION UNIFORM MITIGATION FEE

Sections:

16.68.010	Title.
16.68.020	Findings.
16.68.030	Definitions.
16.68.040	Establishment of the Transportation Uniform Mitigation Fee.
16.68.050	Reimbursements.
16.68.060	Procedures for the levy, collection and disposition of fees.
16.68.070	Appointment of TUMF fund administrator.
16.68.080	Severability.
16.68.090	Judicial Review.

Section 16.68.010 Title.

This Chapter shall be known as the "City of Riverside Transportation Uniform Mitigation Fee Program Ordinance of 2006" ("Ordinance"). (Ord 6869 § 1, 2006; Ord 6658 § 1 (part), 2003)

Section 16.68.020 Findings.

A. The City is a Member Agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency consisting of the City, the County of Riverside, and the thirteen Cities situated in Western Riverside County. Acting in concert, the Member Agencies of WRCOG developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials in Western Riverside County (the "Regional System") could be made up in part by a Transportation Uniform Mitigation Fee on future residential, commercial and industrial development. A map depicting the boundaries of Western Riverside County and the system is attached hereto as Exhibit "A" and made a part hereof. As a Member Agency of WRCOG, the City participated in the preparation of a certain "Western Riverside County Transportation Uniform Mitigation Fee Nexus Study," dated October 18, 2002 ("2002 Nexus Study") prepared pursuant to California Government Code, Section 66000 et seq., the Mitigation Fee Act. Based on this nexus study, the City adopted and implemented an ordinance authorizing its participation in a Transportation Uniform Mitigation Fee Program.

B. WRCOG with the assistance of its member agencies have now prepared an updated "Western Riverside County Transportation Fee Nexus Study" ("Nexus Study") pursuant to California Government Code Section 66000 et seq., the Mitigation Fee Act, for the purpose of updating the fees imposed by Ordinance No. 6658, as amended.

C. Consistent with its previous findings made in the adoption of Ordinance No. 6658 the City Council has been informed and advised, and hereby finds, that future development within Western Riverside County and the Cities therein will result in traffic volumes exceeding the capacity of the Regional System as it presently exists.

D. Consistent with its previous findings made in the adoption of Ordinance No. 6658, the City Council has been further informed and advised, and hereby finds, that if the capacity of the Regional System is not enlarged, the result will be substantial traffic congestion in all parts of Western Riverside County and the City, with unacceptable Levels of Service throughout Western Riverside County by 2030.

E. The City Council has been further advised, and so finds that funding, in addition to

those fees adopted pursuant to the 2002 Nexus Study, will be inadequate to fund construction of the Regional System. Absent an update of the "Transportation Uniform Mitigation Fee" ("TUMF") based on the Nexus Study, existing and known future funding sources will be inadequate to provide necessary improvements to the Regional System, resulting in an unacceptably high level of traffic congestion within and around Western Riverside County and the City.

F. The City Council has reviewed the Nexus Study, and hereby finds that future development within the County and City will substantially adversely affect the Regional System, and that unless such development contributes to the cost of improving the Regional System, the Regional System will operate at unacceptable levels of service.

G. The City Council hereby finds and determines that the failure to mitigate growing traffic impacts on the Regional System within Western Riverside County and the City will substantially impair the ability of public safety services (police and fire) to respond. The failure to mitigate impacts on the Regional System will adversely affect the public health, safety and welfare.

H. The City Council further finds and determines that there is a reasonable and rational relationship between the use of the TUMF and the type of development projects on which the fees are imposed because the fees will be used to construct the transportation improvements that are necessary for the safety, health and welfare of the residential and non-residential users of the development projects on which the TUMF will be levied.

I. The City Council finds and determines that there is a reasonable and rational relationship between the need for the improvements to the Regional System and the type of development projects on which the TUMF is imposed because it will be necessary for the residential and non-residential users of such projects to have access to the Regional System. Such development will benefit from the Regional System improvements and the burden of such development will be mitigated in part by the payment of the TUMF.

J. The City Council further finds and determines that the cost estimates set forth in the Nexus Study are reasonable cost estimates for constructing the Regional System improvements, and that the amount of the TUMF expected to be generated by new development will not exceed the total fair share cost to such development.

K. The City Council further finds that the cost estimates set forth in the Nexus Study are reasonable cost estimates for the facilities that comprise the Regional System; and that TUMF program revenues to be generated by new development will not exceed the total fair share of these costs.

L. The fees collected pursuant to this Chapter shall be used to help pay for the construction and acquisition of the Regional System improvements identified in the Nexus Study. The need for the improvements is related to new development because such development results in additional traffic thus creating the demand for the improvements.

M. By notice duly given and published, the City Council set the time and place for a public hearing on the Nexus Study and the fee proposed thereunder, and at least ten days prior to the hearing, the City made the Nexus Study available to the public.

N. At the time and place set for the hearing, the City Council duly considered that data and information provided by the public relative to the cost of the services for which the fees are proposed and all other comments, whether written or oral, submitted prior to the conclusion of the hearing.

O. The City Council finds that the Nexus Study proposes a fair and equitable method for distributing a portion of the unfunded costs of improvements to the Regional System.

P. The City Council hereby adopts the Nexus Study, which Study is on file in the City Clerk's office, and incorporates it herein as though set forth in full.

Q. The City Council hereby adopts this Ordinance to amend and supersede the provisions of Ordinance No. 6658, as amended. (Ord. 6869 § 1, 2006; Ord. 6851 § 1, 2006;

Section 16.68.030 Definitions.

For the purpose of this Chapter, the following words, terms and phrases shall have the following meanings:

A. "Class 'A' Office" means an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'A' Office shall be as follows: (i) minimum of three stories (exception will be made for March JPA, where height requirements exist); (ii) minimum of 15,000 square feet per floor; (iii) steel frame construction; (iv) central, interior lobby; and (v) access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/exits for commercial uses within the building.

B. "Class 'B' Office" means an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'B' Office shall be as follows: (i) minimum of two stories; (ii) minimum of 20,000 square feet per floor; (iii) steel frame, concrete or masonry shell construction; (iv) central, interior lobby; and (v) access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/exits for commercial uses within the building.

C. "Development Project" or "Project" means any project undertaken for the purpose of development including the issuance of a permit for construction.

D. "Gross Acreage" means the total property area as shown on a land division map of record, or described through a recorded legal description of the property. This area shall be bounded by road rights of way and property lines.

E. "Habitable Structure" means any structure or part thereof where persons reside, congregate or work and which is legally occupied in whole or part in accordance with applicable building codes, and state and local laws.

F. "Industrial Project" means any development project that proposes any manufacturing, assembly, processing, packaging, storage of products, or any other industrial use permitted by Title 19, Zoning, of the Riverside Municipal Code, as amended.

G. "Low Income Residential Housing" means residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code. "Publicly subsidized projects," as the term is used herein, shall not include any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board.

H. "Multi Family Residential Unit" means a development project that has a density of greater than eight (8) residential dwelling units per gross acre.

I. "Non-Residential Unit" means retail commercial, service commercial and industrial development which is designed primarily for non-dwelling use, but shall include hotels and motels.

J. "Private University Project" means a development project by a post secondary educational institution accredited by the Western Association of Schools and Colleges (WASC), with a minimum campus of 75 acres, located within the City of Riverside, built on university

owned land, sponsored or co-sponsored by the university and the planned use of the project is solely for the delivery of university services, including classrooms and other teaching facilities, student housing, student dining facilities, faculty and university administrative offices, gymnasiums and other athletic facilities and performing arts venues.

K. "Recognized Financing District" means a Financing District as defined in the TUMF Administrative Plan as may be amended from time to time.

L. "Residential Dwelling Unit" means a building or portion thereof used by one (1) family and containing but one (1) kitchen, which is designed primarily for residential occupancy including single-family and multi-family dwellings. "Residential Dwelling Unit" shall not include hotels or motels.

M. "Retail Commercial Project" means any development project that proposes any commercial use not defined as a service commercial project permitted by Title 19, Zoning, of the Riverside Municipal Code, as amended.

N. "Service Commercial Project" means any development project that is predominately dedicated to business activities associated with professional or administrative services, and typically consist of corporate offices, financial institutions, legal and medical offices.

O. "Single Family Residential Unit" means each residential dwelling unit in a development that has a density of 8 units to the gross acre or less.

P. "TUMF Administrative Plan" means the plan for administration of the Transportation Uniform Mitigation Fee Program, as approved and as amended by WRCOG. (Ord. 6869 § 1, 2006; Ord. 6785 § 1, 2005; Ord. 6658 § 1, (part) 2003)

Section 16.68.040 Establishment of the Transportation Uniform Mitigation Fee.

A. Adoption. The schedule of fees shall be adopted by resolution of the City Council. ("Resolution").

B. Fee Calculation. The fees shall be calculated according to the calculation methodology set forth in the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time. The following shall be observed for purposes of calculating the fee:

1. For non-residential projects, the fee rate utilized shall be based upon the predominate use of the building or structure identified in the building permit or structure identified in the building permit and as further specified in the TUMF Administrative Plan.

2. For non-residential projects, the fee shall be calculated on the total square footage of the building or structure identified in the building permit and as further specified in the TUMF Administrative Plan.

C. Fee Adjustment. The fee schedule may be periodically reviewed and the amounts adjusted by the WRCOG Executive Committee. The fees may be increased or decreased by Resolution to reflect changes in actual and estimated costs of the Regional System including, but not limited to, debt service, lease payments and construction costs. The adjustment of the fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this Chapter, as well as the availability or lack thereof of other funds with which to construct the Regional System. WRCOG shall review the TUMF program no less than every four (4) years after the effective date of this Ordinance.

D. Purpose. The purpose of the TUMF is to fund those certain improvements to the Regional System depicted on Exhibit "A" and identified in the Nexus Study.

E. Applicability. The TUMF shall apply to all new development within the City unless otherwise exempt hereunder.

F. Exemptions. The following new development shall be exempt from the TUMF:

1. Low Income Residential Housing.

2. Government/public buildings, public schools and public facilities.

3. The rehabilitation and/or reconstruction of any Habitable Structure in use on or after January 1, 2000, provided that the same or fewer traffic trips are generated as a result thereof.

4. Projects which are the subject of a Development Agreement entered into pursuant to Government Code, Section 65864 et seq. prior to the effective date of this Chapter, wherein the imposition of new fees are expressly prohibited provided that if the term of such a Development Agreement is extended by amendment or by any other manner after the effective date of this Chapter the TUMF shall be imposed.

5. Guest houses, as defined in Title 19, Zoning, of the Riverside Municipal Code, as amended.

6. Additional single family residential units located on the same parcel pursuant to the provisions of any residential agricultural zoning classification, as permitted by Title 19, Zoning, of the Riverside Municipal Code, as amended.

7. Kennels and catteries established in connection with an existing single family residential unit, as permitted by Title 19, Zoning, of the Riverside Municipal Code, as amended.

8. Detached and attached auxiliary dwelling units, as permitted by Title 19, Zoning, of the Riverside Municipal Code, as amended.

9. The sanctuary building of a church or other house of worship, eligible for a property tax exemption.

10. Any nonprofit corporation or nonprofit organization offering and conducting full-time day school at the elementary or high school level for students between the ages of five and eighteen years.

11. Any Private University Project, with a covenant and agreement to be recorded upon the property on which the development is occurring that identifies the TUMF applicable to the project, and providing that should the development or facility being constructed be converted to a non-university use, the TUMF that would have been assessed on the project at the time of development, shall be paid to the City upon the conversion or change of use of the facility, unless the TUMF program is no longer in effect as determined by WRCOG.

G. Credit. Regional System improvements may be credited toward the TUMF in accordance with the TUMF Administrative Plan and the following:

1. Regional Tier.

a. Arterial Credits: If a developer constructs arterial improvements identified on the Regional System, the developer shall receive credit for all costs associated with the arterial component based on approved unit cost assumptions for the Regional System. WRCOG staff must pre-approve any credit agreements that deviate from the standard WRCOG approved format.

b. Other Credits: In special circumstances, when a developer constructs off-site improvements such as an interchange, bridge, or railroad grade separation, credits shall be determined by WRCOG and the City in consultation with the developer. All such credits must have prior written approval from WRCOG.

c. The amount of the development fee credit shall not exceed the maximum amount determined by the most current unit cost assumptions for the Regional System or actual costs, whichever is less.

2. Local tier.

a. The local jurisdictions shall compare facilities in local fee programs against the Regional System and eliminate any overlap in its local fee program except where there is a Recognized Financing District has been established.

b. If there is a Recognized Financing District established, the local agency may credit that portion of the facility identified in both programs against the TUMF in accordance with the TUMF Administrative Plan. (Ord 6869 § 1, 2006; Ord 6658 § 1 (part), 2003)

Section 16.68.050 Reimbursements.

Should the developer construct Regional System improvements in excess of the TUMF fee obligation, the developer may be reimbursed based on actual costs or the approved unit cost assumptions, whichever is less. Reimbursements shall be enacted through a three party agreement including the developer, WRCOG, and the City, contingent on funds being available. In all cases, however, reimbursements under such special agreements must coincide with construction of the transportation improvements as scheduled in the five-year Capital Improvements Program adopted annually by WRCOG. (Ord. 6869 § 1, 2006; Ord. 6851 § 2, 2006; Ord. 6796 § 1, 2005; Ord. 6785 § 2, 2005; Ord. 6658 § 1 (part), 2003)

Section 16.68.060 Procedures for the levy, collection and disposition of fees.

A. Authority of the Building Department. The Planning Director, or his/her designee, is hereby authorized to levy and collect the TUMF and make all determinations required by this Chapter.

B. Payment. Payment of the fees shall be as follows:

1. The fees shall be paid prior to the final inspection for the Development Project ("Payment Date"). The amount of the fee to be paid shall be based on the TUMF fee schedule in effect on the Payment Date. The fees shall be calculated according to fee schedule set forth in the Resolution and the calculation methodology set forth in the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time.

2. The City shall not enter into any development agreement which freezes future adjustments of the TUMF.

3. If all or part of any development project is sold prior to payment of the fee, the property shall continue to be subject to the requirement for payment of the fee, accordingly, the fees shall run with the land.

4. Fees shall not be waived.

C. Disposition of Fees. All fees collected hereunder shall be transmitted to the Executive Director of WRCOG within thirty days for deposit, investment, accounting and expenditure in accordance with the provisions of this Ordinance and the Mitigation Fee Act.

D. Appeals. Appeals shall be filed with WRCOG in accordance with the provisions of the TUMF Administrative Plan. Appealable issues shall be the application of the fee, application of credits, application of reimbursement, application of the legal action stay and application of exemption.

E. Reports to WRCOG. The Planning Director, or his/her designee, shall prepare and deliver to the Executive Director of WRCOG, periodic reports as may be established pursuant to Section 16.68.070. (Ord. 6975 § 1, 2008; Ord. 6869 § 1, 2006; Ord. 6658 § 1 (part), 2004)

Section 16.68.070 Appointment of TUMF fund administrator.

WRCOG is hereby appointed as the Administrator of the Transportation Uniform Mitigation Fee Program. WRCOG is hereby authorized to receive all fees generated from the TUMF within the City, and to invest, account for and expend such fees in accordance with the provisions of this Chapter and the Mitigation Fee Act. The detailed administrative procedures concerning the implementation of this Chapter shall be contained in the TUMF Administrative Plan adopted May 5, 2003, and as may be amended from time to time. Furthermore, the TUMF Administrator shall use the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time, for the purpose of calculating a developer's TUMF obligation. In addition to detailing the methodology for calculating all TUMF obligations of different categories of new development, the purpose of the Fee Calculation Handbook is to clarify for the TUMF Administrator, where necessary, the definition and calculation methodology for uses not clearly

defined in the respective TUMF ordinances.

WRCOG shall expend only that amount of the funds generated from the TUMF for staff support, audit, administrative expenses, and contract services that are necessary and reasonable to carry out its responsibilities and in no case shall the funds expended for salaries and benefits exceed one percent (1%) of the annual net amount of revenue raised by the TUMF. The TUMF Administrative Plan further outlines the fiscal responsibilities and limitations of the Administrator. (Ord. 6869 § 1, 2006; Ord. 6658 § 1 (part), 2004)

Section 16.68.080 Severability.

If any one or more of the terms, provisions or sections of this Chapter shall to any extent be judged invalid, unenforceable and/or voidable for any reason whatsoever by a court of competent jurisdiction, then each and all of the remaining terms, provisions and sections of this Chapter shall not be affected thereby and shall be valid and enforceable. (Ord. 6869 § 1, 2006; Ord. 6658 § 1 (part), 2003)

Section 16.68.090 Judicial Review.

In accordance with State law, any judicial action or proceeding to attack, review, set aside, void or annul this Ordinance shall be commenced within 90 days of the date of adoption of this Ordinance.

This Ordinance supersedes the provisions of Ordinance No. 6658, as amended, provided this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent jurisdiction, Ordinance No. 6658, as amended, and all other related ordinances, resolutions, and policies shall remain in full force and effect. (Ord. 6869 § 1, 2006)

Chapter 16.72

WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN FEE PROGRAM

Sections:

16.72.010	Title.
16.72.020	Purpose.
16.72.030	Definitions.
16.72.040	Establishment of the Multiple Species Habitat Conservation Plan Fee.
16.72.050	Automatic Annual Fee Adjustment.
16.72.060	Exemptions.
16.72.070	Fee credit and waivers.
16.72.080	Severability.

Section 16.72.010 Title.

This Ordinance shall be known as the "Western Riverside County Multiple Species Habitat Conservation Plan Fee Program Ordinance". (Ord. 6709 § 1, 2003)

Section 16.72.020 Purpose.

The purpose and intent of this Ordinance is to establish a Local Development Mitigation Fee to assist in the maintenance of biological diversity and the natural ecosystem processes that support this diversity; the protection of vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species; the maintenance of economic development within the City by providing a streamlined regulatory process from which development can proceed in an orderly process; and the protection of the existing character of the City and the region through the implementation of a system of reserves which will provide for permanent open space, community edges, and habitat conservation for species covered by the MSHCP. (Ord. 6709 § 1, 2003)

Section 16.72.030 Definitions.

As used in this Ordinance, the following terms shall have the following meanings:

"Certificate of Occupancy" means a certificate of occupancy issued by the City in accordance with all applicable ordinances, regulations, and rules of the City and state law.

"Credit" means a credit allowed pursuant to this Ordinance, which may be applied against the development impact fee paid.

"Development Project" or "Project" means any project undertaken for the purpose of development pursuant to the issuance of a building permit by the City pursuant to all applicable ordinances, regulations, and rules of the City and state law.

"Final Inspection" means a final inspection of a project as defined by the building codes of the City.

"Gross Acreage" means the total property area as shown on a land division map of record, or described through a recorded legal description of the property. This area shall be bounded by road right-of-way and/or legal property lines.

"Local Development Mitigation Fee" or "Fee" means the development impact fee imposed pursuant to the provisions of this Ordinance.

“Multiple Species Habitat Conservation Plan” or “MSHCP” means the Western Riverside County Multiple Species Habitat Conservation Plan, adopted by the City Council on September 23, 2003.

“MSHCP Conservation Area” has the same meaning and intent as such term is defined and utilized in the MSHCP.

“Ordinance” means this Ordinance No. 6709 of the City of Riverside, California.

“Private University Project” means a development project by a post secondary educational institution accredited by the Western Association of Schools and Colleges (WASC), with a minimum campus size of 75 acres, located within the City of Riverside, for any project built on university owned land, sponsored or co-sponsored by the university and the planned use of the project is solely for the delivery of university services, including classrooms and other teaching facilities, student housing, student dining facilities and faculty and administrative and university administrative offices, gymnasiums or athletic facilities and performing arts venues.

“Project Area” means the area, measured in acres, from the adjacent road right-of-way line to the limits of project improvements. Project Area includes all project improvements and areas that are disturbed as a result of the project improvements on an owner’s Gross Acreage, including all areas depicted on the forms required to be submitted to the City pursuant to this Ordinance and/or other applicable development ordinance or regulation of the City. Except as otherwise provided herein, the Project Area is the area upon which the project will be assessed the Local Development Mitigation Fee.

“Residential Unit” means a building or portion thereof used by one family and containing but one kitchen, which unit is designed or occupied for residential purposes, including single-family, multiple-family dwellings, and mobile homes on a permanent foundations, but not including hotels and motels.

“Revenue” or “Revenues” means any funds received by the City pursuant to the provisions of this Ordinance for the purpose of defraying all or a portion of the cost of acquiring and preserving vegetation communities and natural areas within the City and the region which are known to support threatened, endangered or key sensitive populations of plant and wildlife species.

“Western Riverside County Regional Conservation Authority” means the governing body established pursuant to the MSHCP that is delegated the authority to oversee and implement the provisions of the MSHCP. (Ord. 6709 § 1, 2003)

Section 16.72.040 Establishment of the Multiple Species Habitat Conservation Plan Fee.

Establishment of the Multiple Species Habitat Conservation Plan Fee. The following fee shall be paid for each Development Project to be constructed within the City:

A. Adoption. To assist in providing revenue to acquire and preserve vegetation communities and natural area within the City and western Riverside County which are known to support threatened, endangered, or key sensitive populations of plant and wildlife species, a Local Development Mitigation Fee shall be paid for each Development Project or portion thereon constructed within the City.

B. Fees. Automatic annual fee adjustments will be set by resolution and will be adjusted as provided for in Riverside Municipal Code Section 16.72.050.

C. Fee Calculation. The fees are calculated using an Equivalent Benefit Unit methodology. The amount of the Local Development Mitigation Fee shall be calculated on the basis of the acreage of the Project Area, in accordance with the following:

1. The City staff shall determine the Project Area based on the subdivision map, plot plan, and other information submitted to or required by the City.

2. An applicant may elect, at his or her own expense, to have a Project Area dimensioned, calculated, and certified by a registered civil engineer or licensed land surveyor. The engineer or land surveyor shall prepare a wet-stamped letter of certification of the Project Area dimensions and a plot plan exhibit thereto that clearly delineates the Project Area. Upon receipt of the letter of certification and plot plan exhibit, the City shall calculate the Local Development Mitigation Fee required to be paid based on the certified Project Area.

3. Where construction or other improvements on Project Area are prohibited due to legal restrictions on the Project Area, such as Federal Emergency Management Agency designated flood ways or areas legally required to remain in their natural state, that portion of the Project Area so restricted shall be excluded for the purpose of calculating the Local Development Mitigation Fee.

D. Imposition of the Local Development Mitigation. Notwithstanding any other provision of the City's Municipal Code, no permit shall be issued for any Development Project except upon the condition that the Local Development Mitigation Fee applicable to such Development Project has been paid.

E. Payment of the Local Development Mitigation Fee.

1. The Local Development Mitigation Fee shall be paid in full at the issuance of building permits and in accordance with applicable law.

2. The Local Development Mitigation Fee shall be assessed one time per lot or parcel, except when additional construction or improvement on the lot or parcel results in the disturbance of additional area.

3. The Local Development Mitigation Fee required to be paid under this Ordinance shall be the fee in effect at the time of payment.

4. Notwithstanding anything in the City's Municipal Code, or any other written documentation to the contrary, the Local Development Mitigation Fee shall be paid whether or not the Development Project is subject to conditions of approval by the City imposing the requirement to pay the fee.

5. If all or part of the Development Project is sold prior to payment of the Local Development Mitigation Fee, the Project shall continue to be subject to the requirement to pay the fee as provided herein.

F. Refunds. There shall be no refund of all or part of any Local Development Mitigation Fee paid under this Ordinance except in cases of overpayment or miscalculation of the applicable fee. Only in cases of overpayment or miscalculation of the fee will the person or entity that paid the Local Development Mitigation Fee be entitled to a refund.

G. Accounting and Local Disbursement of Collected Local Development Mitigation Fees.

1. All fees paid pursuant to this Ordinance shall be deposited, invested, accounted for, and expended in accordance with Section 66006 of the Government Code and all other applicable provisions of law.

2. Subject to the provisions of this section, all fees collected pursuant to this Ordinance shall be remitted to the Western Riverside County Regional Conservation Authority at least quarterly, and will be expended solely for the purpose of acquiring and preserving vegetation communities and natural areas within the City and the region which species covered in the MSHCP in accordance with the provisions of the MSHCP.

3. The City may recover the costs of administering the provisions of this Ordinance using the Revenues generated by the fees, in an amount and subject to the rules and regulations established by the Western Riverside County Regional Conservation Authority. (Ord. 6945 § 1, 2007; Ord. 6709 § 1, 2003)

Section 16.72.050 Automatic Annual Fee Adjustment.

The fee established by this Ordinance shall be revised annually by means of an automatic adjustment at the beginning of each fiscal year based on the average percentage change over the previous calendar year set forth in the Consumer Price Index for the Los Angeles-Anaheim-Riverside area, measured as of the month of December in the calendar year which ends in the previous fiscal year. The first fee adjustment shall not be made prior to a minimum of ten (10) months subsequent to the effective date of the ordinance codified in this Ordinance. (Ord. 6904 § 1, 2006; Ord. 6709 §1, 2003)

Section 16.72.060 Exemptions.

The following types of construction shall be exempt from the provisions of this Ordinance:

A. Reconstruction or improvements that are damaged or destroyed by fire or other natural causes.

B. Rehabilitation, remodeling, or minor additions to an existing Development Project.

C. Secondary residential units, constructed on developed residential property and meeting all state and City requirements for such units.

D. Existing improvements that are converted from an existing permitted use to a different permitted use, provided that no additional area of the property is disturbed as a result of such conversion.

E. Development on a Project Area that is currently or has been previously improved.

F. Guest houses or dwellings, as permitted by law.

G. Projects determined by the City to be in the City Plan Check process as of the date of September 23, 2003, that have not expired pursuant to current City regulations or ordinances.

H. Projects determined by the City to be submitted for the City Design Review process as evidenced by a completed application as of the date of October 7, 2003, and submitted, as evidenced by a completed grading application, for issuance of a grading permit by November 21, 2003, and such grading permit has been issued by the City by no later than March 22, 2004.

I. Private University Project, as defined by this ordinance, with a covenant and agreement to be recorded upon the property on which development is occurring that identifies the MSHCP fee applicable to the project, and providing that should the development or facility being constructed be converted to a non-university use, the MSHCP fee that would have been assessed on the project at the time of the development, shall be paid to the City upon the conversion or change of use of facility, unless the MSHCP Program is no longer in effect as determined by Western Riverside County Regional Conservation Authority or its successor. (Ord. 6709 § 1, 2003)

Section 16.72.070 Fee credit and waivers.

Any Local Development Mitigation Fee credit that may be applicable to a Development Project, or any partial or full waiver of a Local Development Mitigation Fee that may be applicable to a Development Project, shall be determined by the City in cooperation with the Western Riverside County Regional Conservation Authority, which shall have an auditing role in this process. (Ord. 6709 § 1, 2003)

Section 16.72.080 Severability.

This Ordinance and the various parts, sections, and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid, the remainder of this Ordinance shall not be affected thereby. If any part, sentence, paragraph, section, or clause of this Ordinance, or its application to any person entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect

only such part, sentence, paragraph, section, or clause of this Ordinance, or person or entity; and shall not affect or impair any of the remaining provision, parts, sentences, paragraphs, sections, or clauses of this Ordinance, or its application to other persons or entities. The City Council hereby declares that this Ordinance would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section, or clause of this Ordinance not been included herein; or had such person or entity been expressly exempted from the application of this Ordinance. (Ord. 6709 § 1, 2003)

Chapter 16.76

TRAILS DEVELOPMENT FEE

Sections:

16.76.010	Purpose.
16.76.020	Definitions.
16.76.030	Establishment of fee.
16.76.040	Payment of fee.
16.76.050	Use of fee.
16.76.060	Exemptions.
16.76.070	Fee credits.
16.76.080	Appeals.
16.76.090	Annual report.

Section 16.76.010 Purpose.

The purpose of this Chapter is to provide for the payment of a development fee to be utilized for the acquisition and development of trails. (Ord. 6928 § 1, 2007)

Section 16.76.020 Definitions.

As used in this Chapter the following terms shall have the following meanings:

(1) Building permit for new development means a building permit issued pursuant to Chapter 16.08 of the Riverside Municipal Code for a structure or a portion of a structure which is not a replacement for a structure or a portion of a structure which existed on the same site on January 1, 1990.

(2) Initial mobile home setup permit means the first mobile home setup permit to be issued by the Building Division of the Community Development Department for a space in a mobile home park. Subsequent mobile home setup permits issued for the same space shall not be subject to the requirements of this Chapter. (Ord. 6928 § 1, 2007)

Section 16.76.030 Establishment of fee.

A development fee for trails is hereby established for and assessed against all new development and initial mobile home setups in the amount established by the City Council by resolution. (Ord. 6928 § 1, 2007)

Section 16.76.040 Payment of fee.

The required development fee for trails shall be paid prior to the issuance of a building permit for new development or an initial mobile home setup permit. No building permit for new development or initial mobile home setup permit shall be issued until such fee has been paid. (Ord. 6928 § 1, 2007)

Section 16.76.050 Use of fee.

When the development fee for trails has been collected, it shall be deposited with other fees for trails in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the City, except for temporary investments. The fees may be expended solely for the purpose for which the fee was collected. Any interest income earned by moneys in the capital facilities account or fund shall also be

deposited in the account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected. (Ord. 6928 § 1, 2007)

Section 16.76.060 Exemptions.

A. Non-residential development which replaces on the same lot previously existing residential or non-residential development, not to exceed the square footage of the previously existing development, within one year from the date of destruction or relocation of the previously existing development.

B. Residential development which replaces on the same lot previously existing non-residential development, within one year from the date of destruction or relocation of the previously existing development.

C. Residential development which replaces on the same lot previously existing residential development, unit for unit, of the same type, within one year from the date of destruction or relocation of the previously existing development.

D. Rehabilitation or remodeling of existing residential or non-residential development which does not add new square footage.

E. Development by local, state or federal governments for governmental use.

F. The construction of an accessory building as defined in Title 19 of this Code. (Ord. 6928 § 1, 2007)

Section 16.76.070 Fee credits.

A developer may apply for a reduction in the amount of the development fees required by this Chapter in exchange for a donation of land to the City of Riverside which land is situated in a proposed City Trail as shown in the City of Riverside Master Trails Plan. The developer's application shall include an appraisal of the value of the land and shall be submitted to the Parks, Recreation and Community Services Director. The Parks, Recreation and Community Services Director shall prepare a report with recommendations for the City Council regarding the proposed credit. The City Council may approve or deny the proposed credit or may approve the credit for a lesser amount than requested. The credit shall not exceed the amount of development fees required to be paid by the applicant. This Section is not applicable to land donations made to the City or to commitments made to donate land to the City which donations or commitments were made prior to the effective date of this Chapter or prior to City Council approval of a credit pursuant to this Section. (Ord. 6928 § 1, 2007)

Section 16.76.080 Appeals.

Any person aggrieved by the computation of fees pursuant to this Chapter shall have the right to appeal to the Planning Commission. The appeal shall be taken not later than thirty days for the date the person is informed of the computation of fees. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this Chapter. The decision of the Planning Commission shall be transmitted to the City Council for ratification, modification or denial. (Ord. 6928 § 1, 2007)

Section 16.76.090 Annual report.

Within sixty days of the close of each fiscal year, the Parks, Recreation and Community Services Director and the Finance Director shall make a report to the City Council which shall include the beginning and ending balance for the fiscal year, the fee, interest and other income, the amount of expenditure by facility and the amount of any refunds made during the fiscal year. This report shall be made available to the public and shall be reviewed by the City Council at its next regularly scheduled public meeting not less than fifteen days after the report is released.

(Ord. 6928 § 1, 2007)